

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/7 Anderson Court Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/6 Anderson Court Mentone VIC 3194	\$300,000	06-Dec-21
9/16 Station Street Mentone VIC 3194	\$315,000	20-Nov-21
16/6 Anderson Court Mentone VIC 3194	\$287,000	26-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 March 2022



4/6 Anderson Court Mentone VIC 3194

Sold Price **\$300,000** Sold Date **06-Dec-21**

1 1 1

Distance **0.03km**



9/16 Station Street Mentone VIC 3194

Sold Price **\$315,000** Sold Date **20-Nov-21**

1 1 1

Distance **0.69km**



16/6 Anderson Court Mentone VIC 3194

Sold Price **\$287,000** Sold Date **26-Dec-21**

1 1 1

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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