

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 13/7 Anderson Court, Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$279,000

Median sale price

Median price \$680,000 Property type Apartment Suburb Mentone

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 8/16 Station Street, Mentone VIC 3194	\$278,000	17/10/2024
2. 6/13 Lower Dandenong Road, Mentone VIC 3194	\$280,000	18/10/2024
3.		

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 six months.

This Statement of Information was prepared on: 02.12.2024