

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

21/5 Brindisi Street, Mentone Vic 3194

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price*

Median price Property Type Suburb Mentone

Period - From to Source

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 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	2/7 Como Pde.E MENTONE 3194	\$320,000	01/08/2020
2	1/89 Collins St MENTONE 3194	\$315,000	09/10/2020
3	6/89 Collins St MENTONE 3194	\$315,000	08/08/2020

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 six months.~~

This Statement of Information was prepared on: 13/01/2021 15:37

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

Rooms: 2

Property Type: Flat

Agent Comments

Superbly maintained, spacious, solid brick 1 bedroom apartment within a stone's throw from Mentone's cafe and shopping strip.

Indicative Selling Price
\$300,000 - \$330,000
No median price available

Comparable Properties



2/7 Como Pde.E MENTONE 3194 (REI)

[Agent Comments](#)

1 1 1

Price: \$320,000

Method: Private Sale

Date: 01/08/2020

Property Type: Apartment



1/89 Collins St MENTONE 3194 (VG)

[Agent Comments](#)

1 - -

Price: \$315,000

Method: Sale

Date: 09/10/2020

Property Type: Flat/Unit/Apartment (Res)



6/89 Collins St MENTONE 3194 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$315,000

Method: Private Sale

Date: 08/08/2020

Property Type: Apartment