

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

6/160 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000 & \$1,010,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Mentone

Period - From 01/10/2020 to 31/12/2020 Source REIV

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	95B Flinders St MENTONE 3194	\$999,999	19/12/2020
2	5b Charles St CHELTENHAM 3192	\$980,000	12/12/2020
3	1/31 Alfred St BEAUMARIS 3193	\$960,000	05/12/2020

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:

25/01/2021 14:04



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$1,010,000
Median Unit Price
December quarter 2020: \$740,000

Comparable Properties



95B Flinders St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$999,999
Method: Auction Sale
Date: 19/12/2020
Property Type: Townhouse (Res)
Land Size: 330 sqm approx



5b Charles St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Townhouse (Res)



1/31 Alfred St BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Unit