

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

4/44 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,052,000 Property Type House 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 | 14/32 Flinders St MENTONE 3194 | \$971,000 | 24/02/2021 |
| 2 | 1/166 Charman Rd MENTONE 3194 | \$963,000 | 06/02/2021 |
| 3 | 3/199a Charman Rd CHELTENHAM 3192 | \$940,000 | 19/12/2020 |

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:

09/03/2021 11:04



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2020: \$1,052,000

Comparable Properties



14/32 Flinders St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$971,000

Method: Auction Sale

Date: 24/02/2021

Property Type: House (Res)



1/166 Charman Rd MENTONE 3194 (REI)

Agent Comments

3 2 1

Price: \$963,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)



3/199a Charman Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Res)