

## 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	2/86-88 Collins Street, Mentone Vic 3194
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$500,000	&	\$550,000
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#### Median sale price

Median price	\$640,000	House		Unit	X	Suburb	Mentone
Period - From	01/01/2019	to	31/03/2019	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	1/2 Rimmer St MENTONE 3194	\$550,000	18/05/2019
2	11/11 Axelton St CHELTENHAM 3192	\$550,000	23/02/2019
3	6/80 Warrigal Rd PARKDALE 3195	\$517,000	14/06/2019

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.



2   1   1

**Rooms:**  
**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
March quarter 2019: \$640,000

## Comparable Properties



1/2 Rimmer St MENTONE 3194 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Rooms:** -  
**Property Type:** Unit



11/11 Axelton St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** Unit



6/80 Warrigal Rd PARKDALE 3195 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$517,000  
**Method:** Private Sale  
**Date:** 14/06/2019  
**Rooms:** -  
**Property Type:** Unit