

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

305/144 Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$430,000

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	506/7 Balcombe Rd MENTONE 3194	\$470,000	02/12/2019
2	101/81 Warrigal Rd MENTONE 3194	\$465,000	20/12/2019
3	804/6 Railway Rd CHELTENHAM 3192	\$460,000	17/12/2019

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.~~

This Statement of Information was prepared on:

23/05/2020 09:27

* 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.



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



506/7 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 02/12/2019

Property Type: Apartment

101/81 Warrigal Rd MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$465,000

Method: Sale

Date: 20/12/2019

Property Type: Strata Dwelling

804/6 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$460,000

Method: Sale

Date: 17/12/2019

Property Type: Strata Unit/Flat