

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 6/20-22 Florence Street, Mentone Vic 3194

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$702,000 Property Type Unit Suburb Mentone

Period - From 01/10/2019 to 31/12/2019 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	10/35 Flinders St MENTONE 3194	\$570,000	08/10/2019
2	2/11 Levanto St MENTONE 3194	\$566,000	09/11/2019
3	2/10 Commercial Rd MENTONE 3194	\$538,000	26/10/2019

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: 24/02/2020 17:10



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

December quarter 2019: \$702,000

Comparable Properties

10/35 Flinders St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$570,000

Method: Sale

Date: 08/10/2019

Property Type: Flat/Unit/Apartment (Res)



2/11 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$566,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Unit



2/10 Commercial Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$538,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment