

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

15/7 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price

Median price \$611,000 Property Type Unit Suburb Mentone

Period - From 03/03/2021 to 02/03/2022 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	9/16 Station St MENTONE 3194	\$305,000	23/11/2021
2	4/6 Anderson Ct MENTONE 3194	\$300,000	06/12/2021
3	16/6 Anderson Ct MENTONE 3194	\$287,000	26/12/2021

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: 03/03/2022 11:38



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$280,000 - \$305,000

Median Unit Price

03/03/2021 - 02/03/2022: \$611,000

Comparable Properties



9/16 Station St MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$305,000
Method: Sold Before Auction
Date: 23/11/2021
Property Type: Unit



4/6 Anderson Ct MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000
Method: Private Sale
Date: 06/12/2021
Property Type: Apartment



16/6 Anderson Ct MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$287,000
Method: Private Sale
Date: 26/12/2021
Property Type: Unit

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597