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 | 15/7 Anderson Court, Mentone Vic 3194 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty Type | Jnit | | 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

| 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 |
|--|------------------|
|--|------------------|



Date of sale











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)



Price: \$305,000

Method: Sold Before Auction

Date: 23/11/2021 Property Type: Unit **Agent Comments**



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

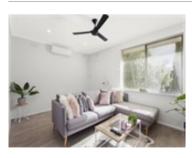




Price: \$300,000 Method: Private Sale Date: 06/12/2021

Property Type: Apartment

Agent Comments



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





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

Agent Comments

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



