

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

10/11 Florence Street, Mentone, VIC 3194

### Indicative selling price

\$ 495,000

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

### Median sale price

Median price  
\$ 590,000

Unit

Suburb

MENTONE

\*Delete house or unit as applicable

Period

11/11/2018 - 10/05/2019

Source

Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



11/20 FLORENCE STREET  
MENTONE

2 1 2

Agents Advice - Sale \*\$495,000  
Date Sold 21/02/2019  
Land 2151 sqm



307/6 RAILWAY ROAD  
CHELTENHAM

2 2 1

Normal Sale \$491,000  
Date Sold 03/03/2019  
Land 1582 sqm



3/10 COMMERCIAL ROAD  
MENTONE

3 1 1

Normal Sale \$506,000  
Date Sold 19/01/2019  
Land 1635 sqm