

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

1/10 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Mentone

Period - From 26/09/2022 to 25/09/2023 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	3/29 Plummer Rd MENTONE 3194	\$1,250,000	02/08/2023
2	1/100 Collins St MENTONE 3194	\$1,240,000	03/06/2023
3			

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:

26/09/2023 12:30



3 2 2

Rooms: 12
Property Type: House (Res)
Land Size: 355 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
26/09/2022 - 25/09/2023: \$1,100,000

Comparable Properties



3/29 Plummer Rd MENTONE 3194 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 02/08/2023
Property Type: Townhouse (Single)
Land Size: 204 sqm approx



1/100 Collins St MENTONE 3194 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)
Land Size: 340 sqm approx

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.