

## 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

98-100 PATTY STREET MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

Other

Suburb

Mentone

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

2/47 VENICE STREET MENTONE VIC 3194	\$1,380,000	07-Feb-24
20 WINSOME STREET MENTONE VIC 3194	\$1,365,000	23-Oct-23
3B RIMMER STREET MENTONE VIC 3194	\$1,395,000	06-Apr-24

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 6 months.~~

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**2/47 VENICE STREET MENTONE  
VIC 3194**

3 3 2

Sold Price **\$1,380,000** Sold Date **07-Feb-24**

Distance **0.99km**



**20 WINSOME STREET MENTONE  
VIC 3194**

5 4 2

Sold Price **\$1,365,000** Sold Date **23-Oct-23**

Distance **0.26km**



**3B RIMMER STREET MENTONE VIC  
3194**

4 3 2

Sold Price <sup>RS</sup> **\$1,395,000** Sold Date **06-Apr-24**

Distance **0.49km**



**11A NORLAND STREET  
CHELTENHAM VIC 3192**

4 2 2

Sold Price **\$1,420,000** Sold Date **21-Feb-24**

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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