Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ered for	r sale							
Address ourb and oostcode	1 Neville Street, Mentone, VIC 3194							
elling pi	rice							
of this p	rice see consun	ner.vic	.gov.au/ur	nderquoti	ng			
Single price			or range between		\$1,200,000		&	\$1,300,000
price								
\$1,420,	000	Prop	perty type	House		Suburb	MENTONE	
13/03/20	023 to 1	2/03/2	2024	Source	core_logic	0		
proper	ty sales							
	Address purb and postcode elling pri g of this pri gle price price \$ 1,420, 13/03/20	I Neville Street I Neville Street	Address purb and oostcode 1 Neville Street, M elling price g of this price see consumer.vic gle price 9 price 9 \$ 1,420,000 Prop 13/03/2023 to 12/03/2	Address purb and oostcode 1 Neville Street, Mentone, V elling price g of this price see consumer.vic.gov.au/un gle price or range price \$ 1,420,000 Property type 13/03/2023 to 12/03/2024	Address 1 Neville Street, Mentone, VIC 3194 Selling price 9 g of this price see consumer.vic.gov.au/underquotingle price or range between price 9 \$1,420,000 Property type House 13/03/2023 to 12/03/2024 Source	Address 1 Neville Street, Mentone, VIC 3194 elling price of this price see consumer.vic.gov.au/underquoting gle price or range between \$1,200,000 price \$1,420,000 Property type House 13/03/2023 to 12/03/2024 Source core_logic	Address purb and oostcode 1 Neville Street, Mentone, VIC 3194 elling price gle price consumer.vic.gov.au/underquoting gle price or range between \$1,200,000 price \$1,420,000 Property type House Suburb 13/03/2023 to 12/03/2024 Source core_logic	Address 1 Neville Street, Mentone, VIC 3194 elling price of this price see consumer.vic.gov.au/underquoting gle price or range between \$1,200,000 price \$1,420,000 Property type House Suburb MENTONE 13/03/2023 to 12/03/2024

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.

Address of comparable property	Price	Date of sale
1 6 Franklin Street Mentone Vic 3194	\$1,300,000	2024-01-23
2		
3		

This Statement of Information was prepared on: 13/03/2024

