

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

11/19 FLORENCE STREET MENTONE VIC 3194

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2022

to

31 May 2023

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

2/240 BALCOMBE ROAD MENTONE VIC 3194	\$640,000	08-Apr-23
2/14 COLLINS STREET MENTONE VIC 3194	\$640,000	25-May-23
4/20 PATTY STREET MENTONE VIC 3194	\$695,000	20-Jan-23

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.~~

This Statement of Information was prepared on: 22 June 2023

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**2/240 BALCOMBE ROAD
MENTONE VIC 3194**

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Sold Price **\$640,000** Sold Date **08-Apr-23**Distance **0.45km****2/14 COLLINS STREET MENTONE
VIC 3194**

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Sold Price ^{RS} **\$640,000** Sold Date **25-May-23**Distance **0.62km****4/20 PATTY STREET MENTONE
VIC 3194**

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Sold Price **\$695,000** Sold Date **20-Jan-23**Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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