

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

11/89 Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2023

to 31/12/2023

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	6/30 Riviera St MENTONE 3194	\$320,000	19/01/2024
2	8/52 Plummer Rd MENTONE 3194	\$315,000	31/08/2023
3	2/16 Station St MENTONE 3194	\$300,000	06/02/2024

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:

28/02/2024 11:05



Rooms: 3
Property Type: Flat
Land Size: 1582.125 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
December quarter 2023: \$670,000

Comparable Properties



6/30 Riviera St MENTONE 3194 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 19/01/2024
Property Type: Unit



8/52 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 31/08/2023
Property Type: Flat



2/16 Station St MENTONE 3194 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment

Account - Buxton | P: 03 9563 9933



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