

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

2/49-51 Patty Street, Mentone Vic 3194

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$583,500 Property Type Unit Suburb Mentone

Period - From 28/02/2023 to 27/02/2024 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	4/186 Weatherall Rd CHELTENHAM 3192	\$800,000	16/01/2024
2	1/8 Lilian Ct BEAUMARIS 3193	\$780,000	03/02/2024
3	2/39 Plummer Rd MENTONE 3194	\$760,000	19/12/2023

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 13:23

2/49-51 Patty Street, Mentone Vic 3194



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
28/02/2023 - 27/02/2024: \$583,500

Comparable Properties



4/186 Weatherall Rd CHELTENHAM 3192 (REI) **Agent Comments**



Price: \$800,000
Method: Private Sale
Date: 16/01/2024
Property Type: Unit



1/8 Lilian Ct BEAUMARIS 3193 (REI) **Agent Comments**



Price: \$780,000
Method: Private Sale
Date: 03/02/2024
Property Type: Unit



2/39 Plummer Rd MENTONE 3194 (REI/VG) **Agent Comments**



Price: \$760,000
Method: Auction Sale
Date: 19/12/2023
Property Type: Unit

Account - Jellis Craig



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