

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

2/8 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$895,000 & \$950,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Mentone

Period - From 01/01/2023 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	1/219 Balcombe Rd BEAUMARIS 3193	\$965,000	20/12/2023
2	1/74 Collins St MENTONE 3194	\$922,000	09/09/2023
3	10/14 Naples Rd MENTONE 3194	\$850,000	10/08/2023

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:

07/02/2024 15:58

2/8 Collins Street, Mentone Vic 3194



 2  2  2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$895,000 - \$950,000
Median Unit Price
Year ending December 2023: \$722,500

Comparable Properties



1/219 Balcombe Rd BEAUMARIS 3193 (REI) **Agent Comments**

 3  1  2

Price: \$965,000
Method: Private Sale
Date: 20/12/2023
Property Type: Townhouse (Single)
Land Size: 235 sqm approx



1/74 Collins St MENTONE 3194 (REI/VG) **Agent Comments**

 2  1  2

Price: \$922,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



10/14 Naples Rd MENTONE 3194 (REI/VG) **Agent Comments**

 2  1  1

Price: \$850,000
Method: Private Sale
Date: 10/08/2023
Property Type: Unit

Account - Jellis Craig



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