

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

3/7 COMO PARADE EAST 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2023

to

31 May 2024

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

1/80 COLLINS STREET MENTONE VIC 3194	375000	06-May-24
5/5-7 BRINDISI STREET MENTONE VIC 3194	455000	10-Apr-24
8/9 BARRY STREET MENTONE VIC 3194	445000	19-Jan-24

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: 19 June 2024



**1/80 COLLINS STREET MENTONE
VIC 3194**

Sold Price

375000

Sold Date **06-May-24**

1 1 1

Distance **0.62km**



**5/5-7 BRINDISI STREET MENTONE
VIC 3194**

Sold Price

455000

Sold Date **10-Apr-24**

1 1 1

Distance **0.48km**



**8/9 BARRY STREET MENTONE VIC
3194**

Sold Price

445000

Sold Date **19-Jan-24**

1 1 1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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