

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

6/35 PLUMMER ROAD 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 6/52 PLUMMER ROAD MENTONE VIC 3194 | \$335,000 | 02-Feb-24 |
| 3/30 COLLINS STREET MENTONE VIC 3194 | \$372,000 | 02-May-24 |
| 12/5-7 BRINDISI STREET MENTONE VIC 3194 | \$358,000 | 06-Feb-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: 30 May 2024



**6/52 PLUMMER ROAD MENTONE
VIC 3194**

 1  1  -

Sold Price

\$335,000

Sold Date **02-Feb-24**

Distance **0.22km**



**3/30 COLLINS STREET MENTONE
VIC 3194**

 1  1  -

Sold Price

^{RS} **\$372,000**

Sold Date **02-May-24**

Distance **0.5km**



**12/5-7 BRINDISI STREET MENTONE
VIC 3194**

 1  1  -

Sold Price

\$358,000

Sold Date **06-Feb-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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