

# 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 Bourke Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,425,000 & \$1,525,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Mentone

Period - From 09/11/2022 to 08/11/2023 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 Williams St MENTONE 3194	\$1,500,000	07/09/2023
2	36 Churchill Av CHELTENHAM 3192	\$1,480,000	04/11/2023
3			

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: 09/11/2023 09:30



4+ 1 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 613 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,425,000 - \$1,525,000

**Median House Price**

09/11/2022 - 08/11/2023: \$1,450,000

## Comparable Properties



**1 Williams St MENTONE 3194 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 07/09/2023

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**36 Churchill Av CHELTENHAM 3192 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House

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.

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