

### Property offered for sale

Address: 9 Flinders Street Mentone

### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$1,195,000

### Median sale price

Median price: \$1,200,000 House Suburb: Mentone  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

### Comparable property sales

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.



#### 76 Flinders St MENTONE

Sold by Auction \$1,285,000  
Date Sold 06/10/2018

3 2 2



#### 4 Latrobe St MENTONE

Picturesque, picket fenced and perfectly positioned, this is a timeless single-storey beauty for the time of your life! Stretching

Sold by Auction \$1,165,000  
Date Sold 20/09/2018  
Land 423 SqM

3 2 1



#### 5 Eden St CHELTENHAM

Presenting an outstanding opportunity, this 680sqm (approx.) beachside property boasts a prized location within the

Sold by Auction \$1,180,000  
Date Sold 15/09/2018  
Land 680 SqM

2 1 1