

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

1/9 Collins Street, Mentone, VIC 3194

## Indicative selling price

\$ 750,000 - \$800,000

Range between

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

## Median sale price

Median price  
\$ 561,000

Unit

\*Delete house or unit as applicable

Suburb  
MENTONE

Period  
11/02/2019 - 10/08/2019

Source  
CoreLogic

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



15/133 CHARMAN ROAD  
BEAUMARIS

2 1 2

Private Treaty \$805,000  
Date Sold 10/04/2019  
Land 9720 sqm



1/54 FLINDERS STREET  
MENTONE

3 2 2

Private Treaty \$787,000  
Date Sold 01/06/2019  
Land 440 sqm



1/13 LATROBE STREET  
CHELTENHAM

3 2 2

Private Treaty \$820,000  
Date Sold 28/02/2019  
Land 292 sqm

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