Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/57 Collins Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$385,000		&		\$420,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	22/10/2023	to	21/10/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/30 Collins St MENTONE 3194	\$407,000	04/09/2024
2	6/35 Collins St MENTONE 3194	\$410,000	30/05/2024
3	206/116 Balcombe Rd MENTONE 3194	\$385,000	23/04/2024

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:

22/10/2024 12:23





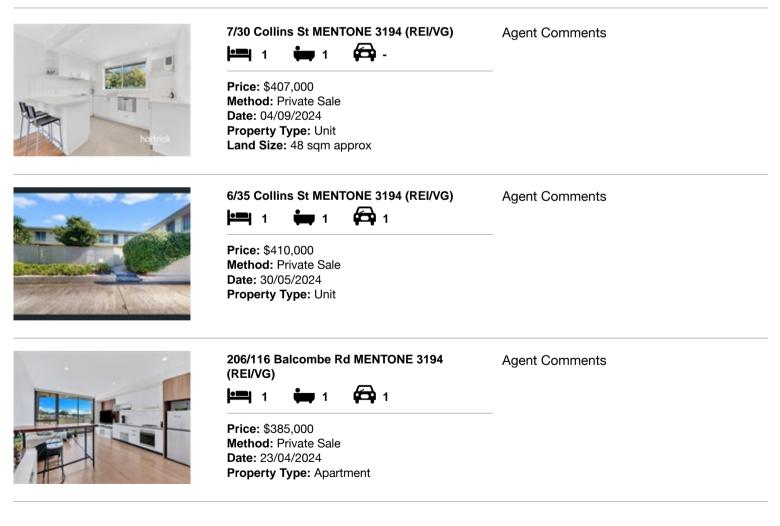




Property Type: Apartment Agent Comments

Indicative Selling Price \$385,000 - \$420,000 Median Unit Price 22/10/2023 - 21/10/2024: \$660,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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