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	6/6 VENICE STREET 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Mentone
Period-from	01 May 2022	to	30 Apr 2023	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
1/2-4 DAVIES STREET MENTONE VIC 3194	$747,000	15-Nov-22
4/20 PATTY STREET MENTONE VIC 3194	$695,000	20-Jan-23
2/30 FLINDERS STREET MENTONE VIC 3194	$822,000	12-Nov-22

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: 10 May 2023

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1/2-4 DAVIES STREET MENTONE VIC 3194

2 1 2

Sold Price **$747,000** Sold Date **15-Nov-22**

Distance **0.51km**



4/20 PATTY STREET MENTONE VIC 3194

2 1 1

Sold Price **$695,000** Sold Date **20-Jan-23**

Distance **1.03km**



2/30 FLINDERS STREET MENTONE VIC 3194

2 1 1

Sold Price **$822,000** Sold Date **12-Nov-22**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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