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	6A BIRCH 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	$1,880,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,447,000	Property type	House	Suburb	Mentone
Period-from	01 Oct 2022	to	30 Sep 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
4/42 BEACH ROAD MENTONE VIC 3194	$1,880,000	31-Aug-23
7 RENE STREET BEAUMARIS VIC 3193	$1,765,000	12-Aug-23
161 TRAMWAY PARADE BEAUMARIS VIC 3193	$2,070,000	07-Aug-23

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: 03 October 2023

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4/42 BEACH ROAD MENTONE VIC 3194

3 2 2

Sold Price RS **$1,880,000** UN

Sold Date **31-Aug-23**

Distance **0.62km**



7 RENE STREET BEAUMARIS VIC 3193

4 2 2

Sold Price **$1,765,000**

Sold Date **12-Aug-23**

Distance **1.03km**



161 TRAMWAY PARADE BEAUMARIS VIC 3193

3 2 2

Sold Price RS **$2,070,000**

Sold Date **07-Aug-23**

Distance **1.22km**

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

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