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	4/41-43 PATTY 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	$890,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,000	Property type	Unit	Suburb	Mentone
Period-from	01 Apr 2024	to	31 Mar 2025	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
2/62 FLINDERS STREET MENTONE VIC 3194	$965,000	11-Jan-25
2/88 FLINDERS STREET MENTONE VIC 3194	$865,000	15-Nov-24
1/29 GARFIELD STREET CHELTENHAM VIC 3192	$925,000	10-Nov-24

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: 02 April 2025

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2/62 FLINDERS STREET MENTONE VIC 3194

3 1 1

Sold Price **$965,000** Sold Date **11-Jan-25**

Distance **0.19km**



2/88 FLINDERS STREET MENTONE VIC 3194

3 1 1

Sold Price **$865,000** Sold Date **15-Nov-24**

Distance **0.49km**



1/29 GARFIELD STREET CHELTENHAM VIC 3192

3 1 1

Sold Price **$925,000** Sold Date **10-Nov-24**

Distance **1.79km**

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

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