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	3/31 Bourke 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	$870,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$709,000	Property type	Unit	Suburb	Mentone
Period-from	01 Nov 2020	to	31 Oct 2021	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
2/174 Charman Road Cheltenham VIC 3192	$930,000	02-Nov-21
3A Keith Street Beaumaris VIC 3193	$920,000	09-Oct-21
3/61 Milan Street Mentone VIC 3194	$850,000	01-Jul-21

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: 15 November 2021

Robert Pullia
P 0395833246
M 0407323423
E rpullia@hockingstuart.com.au



2/174 Charman Road Cheltenham VIC 3192

2 1 1

Sold Price RS **$930,000** UN

Sold Date **02-Nov-21**

Distance **0.14km**



3A Keith Street Beaumaris VIC 3193

2 - 1

Sold Price RS **$920,000**

Sold Date **09-Oct-21**

Distance **0.27km**



3/61 Milan Street Mentone VIC 3194

2 1 1

Sold Price **$850,000**

Sold Date **01-Jul-21**

Distance **1km**

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

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