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	12 RUSSELL COURT 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	$1,800,000	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,345,000	Property type	House	Suburb	Mentone
Period-from	01 Jul 2023	to	30 Jun 2024	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.

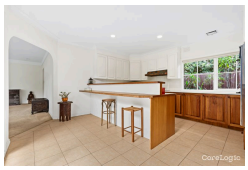
Address of comparable property	Price	Date of sale
52 MARINA ROAD MENTONE VIC 3194	$1,935,000	20-Apr-24
66 MARINA ROAD MENTONE VIC 3194	$1,720,000	05-Apr-24
13 PARKSIDE STREET BEAUMARIS VIC 3193	$1,860,000	15-Feb-24

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: 09 July 2024

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52 MARINA ROAD MENTONE VIC 3194

3 2 2

Sold Price RS $1,935,000 Sold Date 20-Apr-24

Distance 0.46km



66 MARINA ROAD MENTONE VIC 3194

3 1 1

Sold Price $1,720,000 Sold Date 05-Apr-24

Distance 0.35km



13 PARKSIDE STREET BEAUMARIS VIC 3193

3 2 3

Sold Price $1,860,000 Sold Date 15-Feb-24

Distance 0.72km

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

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