

# 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

75 Collins Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Mentone

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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 six 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	19 Collins St MENTONE 3194	\$1,600,000	08/05/2021
2	45 Milan St MENTONE 3194	\$1,660,000	08/05/2021
3	9 Anderson Ct MENTONE 3194	\$1,750,000	20/04/2021

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 six months.~~

This Statement of Information was prepared on:

15/06/2021 17:16



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**Property Type:** House  
**Land Size:** 655 approx. sqm  
approx  
**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

March quarter 2021: \$1,375,000

## Comparable Properties



**19 Collins St MENTONE 3194 (REI)**

**Agent Comments**

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**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx



**45 Milan St MENTONE 3194 (REI)**

**Agent Comments**

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**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 529 sqm approx



**9 Anderson Ct MENTONE 3194 (REI)**

**Agent Comments**

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**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 20/04/2021  
**Property Type:** House