

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

4/18 VENICE 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2024

to

31 Dec 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

5/6 VENICE STREET MENTONE VIC 3194	\$745,000	12-Oct-24
7/1-3 VENICE STREET MENTONE VIC 3194	\$610,000	21-Sep-23
9/1-3 VENICE STREET MENTONE VIC 3194	\$735,000	14-Sep-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.~~

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Dimitris Koptis

M 0477074156

E dimitris.koptis@obrienrealestate.com.au


5/6 VENICE STREET MENTONE VIC 3194

Sold Price

\$745,000

Sold Date

12-Oct-24
 2

 1

 1

Distance

0.11km

7/1-3 VENICE STREET MENTONE VIC 3194

Sold Price

\$610,000

Sold Date

21-Sep-23
 2

 1

 1

Distance

0.17km

9/1-3 VENICE STREET MENTONE VIC 3194

Sold Price

\$735,000

Sold Date

14-Sep-24
 2

 1

 1

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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