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

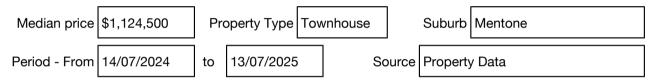
3/4 Williams Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,250,000

Median sale price



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	11 Broome Av MENTONE 3194	\$1,220,000	22/05/2025
2	48a Albenca St MENTONE 3194	\$1,295,000	01/03/2025
3	2/39 Sunray Av CHELTENHAM 3192	\$1,252,000	08/02/2025

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:

14/07/2025 10:15



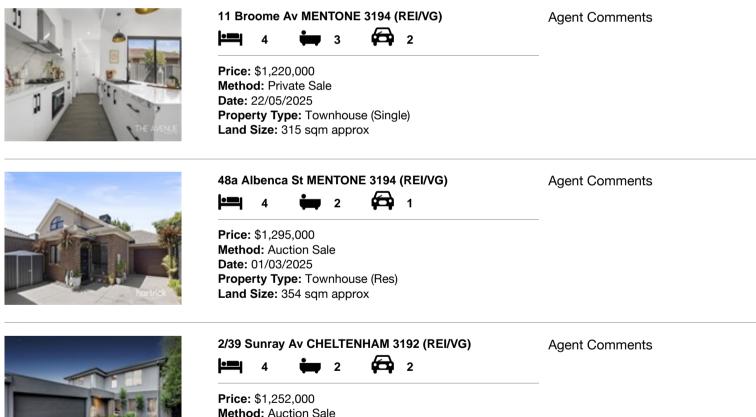






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,250,000 Median Townhouse Price 14/07/2024 - 13/07/2025: \$1,124,500

Comparable Properties



Price: \$1,252,000 Method: Auction Sale Date: 08/02/2025 Property Type: Townhouse (Res)

Account - Fletchers | P: 03 9571 7777



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