

# 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 5/26 Bourke 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)

Single price \$425,000 or range between &

### Median sale price

Median price \$685,000 Property type Unit Suburb MENTONE  
Period - From 28/01/2021 to 27/07/2021 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/23 Como Parade East Mentone Vic 3194	\$462,000	2021-07-08
2	2/15 Florence Street Mentone Vic 3194	\$400,000	2021-05-29
3	4/2b Latrobe Street Mentone Vic 3194	\$453,000	2021-03-13

This Statement of Information was prepared on: 27/07/2021

