

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 9 Flinders Street Mentone

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,200,000 & \$1,300,000

Median sale price

Median price: \$1,200,000 House Suburb: Mentone
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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.



13 Rimmer St MENTONE




3  1  2 

Be consumed by the sense of restful tranquillity the moment you set foot inside this light-splashed family home. A true sanctuary

Sold by Private Sale \$1,200,000
Date Sold 05/05/2018
Land 647 SqM



5 Hoffman St CHELTENHAM




3  1  2 

Offering the enduring appeal of a red clinker, this welcoming three-bedroom home perfectly blends comfort and practicality

Sold by Auction \$1,250,000
Date Sold 28/04/2018



371 Balcombe Rd BEAUMARIS

3  1  1 

Nestled amongst lush leafy gardens and lapping up streams of northern sunshine across its pretty front facade, this

Sold by Auction \$1,370,000
Date Sold 03/03/2018
Land 608 SqM