

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

4/95 Beach Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,492,000

Property Type House

Suburb Mentone

Period - From 01/07/2022

to

30/06/2023

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	2/95 Beach Rd MENTONE 3194	\$1,920,000	17/03/2023
2	30a Mentone Pde MENTONE 3194	\$1,900,000	11/07/2023
3	4/42 Beach Rd MENTONE 3194	\$1,880,000	31/08/2023

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:

12/10/2023 10:26



3 bedrooms 0 bathrooms 2 cars

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2023: \$1,492,000

Comparable Properties



2/95 Beach Rd MENTONE 3194 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,920,000
Method: Private Sale
Date: 17/03/2023
Property Type: Townhouse (Res)

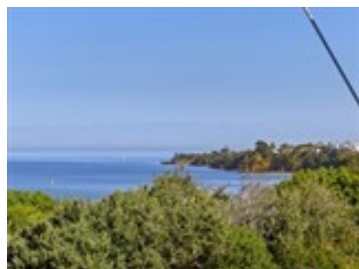


30a Mentone Pde MENTONE 3194 (VG)

Agent Comments

4 bedrooms 0 bathrooms 0 cars

Price: \$1,900,000
Method: Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 718 sqm approx



4/42 Beach Rd MENTONE 3194 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,880,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: Townhouse (Res)