

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

14/81 WARRIGAL ROAD 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2023

to

30 Sep 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

47/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$420,000	09-Apr-24
9/113 WARRIGAL ROAD MENTONE VIC 3194	\$440,000	17-Aug-24
304/35 CHILDERS STREET MENTONE VIC 3194	\$400,000	09-May-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.

This Statement of Information was prepared on: 07 October 2024

**47/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

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Sold Price **\$420,000** Sold Date **09-Apr-24**Distance **0.53km****9/113 WARRIGAL ROAD MENTONE
VIC 3194**

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Sold Price **\$440,000** Sold Date **17-Aug-24**Distance **0.39km****304/35 CHILDERS STREET
MENTONE VIC 3194**

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Sold Price **\$400,000** Sold Date **09-May-24**Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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