Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/58 Naples Road, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$680,000			
Median sale p	rice							
Median price	\$743,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	6/22 Warrigal Rd PARKDALE 3195	\$680,000	26/08/2022
2	3/140 Warrigal Rd MENTONE 3194	\$655,000	19/08/2022
3	5/30 Flinders St MENTONE 3194	\$646,000	25/07/2022

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:

03/10/2022 16:15









Property Type: Unit Agent Comments Indicative Selling Price \$650,000 - \$680,000 Median Unit Price June quarter 2022: \$743,500

Comparable Properties



Price: \$680,000

6/22 Warrigal Rd PARKDALE 3195 (REI)

Method: Private Sale Date: 26/08/2022 Property Type: Villa

3/140 Warrigal Rd MENTONE 3194 (REI/VG)



2 (C)

Agent Comments

Agent Comments



Price: \$655,000 Method: Private Sale Date: 19/08/2022 Property Type: Unit



5/30 Flinders St MENTONE 3194 (REI/VG)



VG) Agent Comments

Price: \$646,000 Method: Private Sale Date: 25/07/2022 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216



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