

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

8/58 Naples Road, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000

&

\$680,000

Median sale price

Median price \$743,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2022

to

30/06/2022

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	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



2 1 1

Property Type: Unit
Agent Comments

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

Comparable Properties



6/22 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$680,000
Method: Private Sale
Date: 26/08/2022
Property Type: Villa



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

Agent Comments

2 1 2

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



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

Agent Comments

2 1 1

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