## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered	d for s	sale							
Address Including suburb and postcode		13/32 Me	ento	ne Parade, Mento	ne Vic 319	94			
Indicative selling price									
For the meaning of	of this p	orice see c	cons	sumer.vic.gov.au/ı	underquoti	ing			
Range between	000		&	\$630,000	)				
Median sale price									
Median price \$765,000			Pro	perty Type Unit			Subur	b Mentone	
Period - From 0	1/07/2	023 t	to	30/09/2023	Sou	urce	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 sixmonths 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 7/1-3 Venice St MENTONE 3194								\$610,000	21/09/2023
								•	

OR

2

3

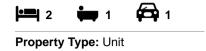
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2023 18:05









**Agent Comments** 

Indicative Selling Price \$600,000 - \$630,000 Median Unit Price September guarter 2023: \$765,000

## Comparable Properties



7/1-3 Venice St MENTONE 3194 (REI)

**––** 2



Price: \$610,000

Method: Sold Before Auction

Date: 21/09/2023 Property Type: Unit Agent Comments

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.

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



