

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

93a Patty Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$788,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2021

to 31/12/2021

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.

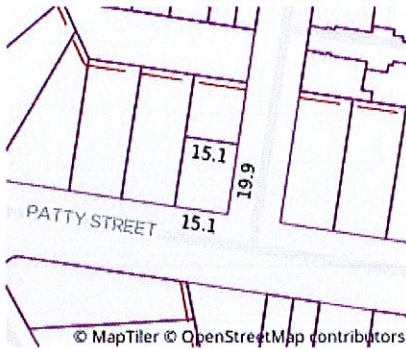
	Address of comparable property	Price	Date of sale
1	2a Eighth St PARKDALE 3195	\$1,250,000	24/11/2021
2	52a Bourke St MENTONE 3194	\$1,240,000	27/11/2021
3	19e Oak Av CHELTENHAM 3192	\$1,200,000	30/10/2021

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:

27/01/2022 12:10



Property Type: Strata Unit/Flat

Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2021: \$788,000

Comparable Properties



2a Eighth St PARKDALE 3195 (REI/VG)

Agent Comments



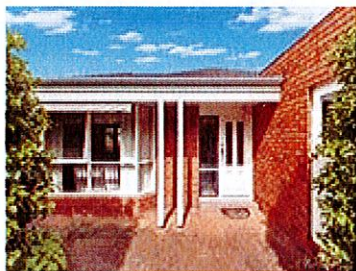
Price: \$1,250,000

Method: Private Sale

Date: 24/11/2021

Property Type: Townhouse (Single)

Land Size: 314 sqm approx



52a Bourke St MENTONE 3194 (REI)

Agent Comments

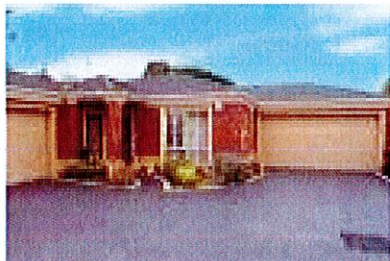


Price: \$1,240,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)



19e Oak Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit