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

7/39 Milan Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$700,000		&		\$740,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/07/2024	to	30/09/2024		So	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/58 Naples Rd MENTONE 3194	\$700,000	19/10/2024
2	9/1-3 Venice St MENTONE 3194	\$735,000	14/09/2024
3	10/22 Warrigal Rd PARKDALE 3195	\$720,000	17/07/2024

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:

06/11/2024 14:43









Property Type: Unit Agent Comments Indicative Selling Price \$700,000 - \$740,000 Median Unit Price September quarter 2024: \$680,000

Comparable Properties



9/1-3 Venice St MENTONE 3194 (REI)

Price: \$700,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit Agent Comments

Agent Comments



Price: \$735,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit

2



10/22 Warrigal Rd PARKDALE 3195 (REI/VG)

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Agent Comments



Price: \$720,000 Method: Private Sale Date: 17/07/2024 Property Type: Unit

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



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