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

18/31-35 Como Parade East, Mentone Vic 3194

Indicative selling price

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

Range between | $495,000 | & | $515,000

Median sale price

| Median price | $632,000 | Property Type | Unit | Suburb | Mentone |

| Period - From | 03/09/2021 | to | 02/09/2022 | 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	7/28 Warrigal Rd PARKDALE 3195	$510,000	16/06/2022
2	2/81 Warrigal Rd MENTONE 3194	$505,000	30/06/2022
3			

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: 03/09/2022 10:22

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🛏 2   🛁 2   🚗 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
$495,000 - $515,000
Median Unit Price
03/09/2021 - 02/09/2022: $632,000

Comparable Properties

7/28 Warrigal Rd PARKDALE 3195 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $510,000
Method: Private Sale
Date: 16/06/2022
Property Type: Unit

Agent Comments

2/81 Warrigal Rd MENTONE 3194 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $505,000
Method: Private Sale
Date: 30/06/2022
Property Type: Apartment

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