

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

95 Nepean Highway, Mentone Vic 3194

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Mentone

Period - From 01/04/2024

to

30/06/2024

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	11 Teague Av MENTONE 3194	\$1,300,000	03/08/2024
2	24 Riviera St MENTONE 3194	\$1,290,000	22/06/2024
3	71 Evesham Rd CHELTENHAM 3192	\$1,311,000	21/06/2024

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:

04/09/2024 09:43



PLANS & PERMITS IN PRIME LOCALE

3 bedrooms 2 bathrooms 2 cars

Property Type: House
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median House Price
June quarter 2024: \$1,401,000

Comparable Properties



11 Teague Av MENTONE 3194 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,300,000
Method: Private Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 659 sqm approx



24 Riviera St MENTONE 3194 (REI)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$1,290,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 809 sqm approx



71 Evesham Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 1 car

Price: \$1,311,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 567 sqm approx

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