

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

3/69 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Mentone

Period - From

01/10/2020

to

31/12/2020

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	3/3 Phillip St MENTONE 3194	\$1,030,000	10/03/2021
2	1/199A Charman Rd CHELTENHAM 3192	\$1,020,000	10/03/2021
3	1/29 Levanto St MENTONE 3194	\$1,005,000	19/01/2021

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:

24/03/2021 10:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000
Median Unit Price
December quarter 2020: \$740,000

Comparable Properties



3/3 Phillip St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 10/03/2021
Property Type: Townhouse (Single)
Land Size: 321 sqm approx



1/199A Charman Rd CHELTENHAM 3192 (REI) Agent Comments

3 3 2

Price: \$1,020,000
Method: Private Sale
Date: 10/03/2021
Property Type: Townhouse (Single)



1/29 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Sold Before Auction
Date: 19/01/2021
Property Type: Townhouse (Res)