

# 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

16/32 Mentone Parade, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$670,000

&

\$710,000

### Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2022

to

31/03/2022

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	8/58 Naples Rd MENTONE 3194	\$700,000	21/05/2022
2	6/27 Milan St MENTONE 3194	\$675,000	26/03/2022
3	4/35 Albenca St MENTONE 3194	\$672,500	09/04/2022

**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:

02/06/2022 09:10



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$710,000  
**Median Unit Price**  
March quarter 2022: \$653,000

## Comparable Properties



**8/58 Naples Rd MENTONE 3194 (REI)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 21/05/2022  
**Property Type:** Unit



**6/27 Milan St MENTONE 3194 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 26/03/2022  
**Property Type:** Unit  
**Land Size:** 86 sqm approx



**4/35 Albenca St MENTONE 3194 (REI)**

**Agent Comments**

2   1   1

**Price:** \$672,500  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** Unit