

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

7/30 RIVIERA STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,250

Property type

Unit

Suburb

Mentone

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

22/5-7 BRINDISI STREET MENTONE VIC 3194	\$370,000	21-Jan-23
13/35 COLLINS STREET MENTONE VIC 3194	\$344,000	19-Jan-23

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 6 months.

This Statement of Information was prepared on: 30 May 2023



22/5-7 BRINDISI STREET MENTONE VIC 3194 Sold Price **\$370,000** Sold Date **21-Jan-23**

 1  1  1

Distance **1.14km**



13/35 COLLINS STREET MENTONE VIC 3194 Sold Price **\$344,000** Sold Date **19-Jan-23**

 1  1  1

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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