## 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

3/60 Naples Road, Mentone Vic 3194

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer   | \$1,750,000       |      | &            |      | \$1,925,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,452,500       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Mentone |
| Period - From   | 01/10/2023        | to   | 31/12/2023   |      | So          | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price       | Date of sale |
|----|------------------------------|-------------|--------------|
| 1  | 5 Rivoli St MENTONE 3194     | \$1,910,000 | 09/02/2024   |
| 2  | 2 Catania St MENTONE 3194    | \$1,890,000 | 30/10/2023   |
| 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:

20/03/2024 07:31









**Property Type:** House Agent Comments Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price December quarter 2023: \$1,452,500

# **Comparable Properties**



5 Rivoli St MENTONE 3194 (REI) 1 4 1 2 2 2 2

Price: \$1,910,000 Method: Sold Before Auction Date: 09/02/2024 Property Type: House (Res) Land Size: 548 sqm approx

2 Catania St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,890,000 Method: Private Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 489 sqm approx

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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.

2 2

#### Account - Hodges | P: 03 95846500 | F: 03 95848216

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