

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 consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,452,500

Property Type House

Suburb Mentone

Period - From 01/10/2023

to 31/12/2023

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	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



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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)

Agent Comments

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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

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Price: \$1,890,000

Method: Private Sale

Date: 30/10/2023

Property Type: House (Res)

Land Size: 489 sqm approx

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.