

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

6/8 COMMERCIAL ROAD 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/23 LATROBE STREET CHELTENHAM VIC 3192	\$569,000	05-Feb-22
1/219 COMO PARADE EAST PARKDALE VIC 3195	\$650,000	23-Nov-21
2/28 WARRIGAL ROAD PARKDALE VIC 3195	\$557,000	14-Oct-21

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.~~

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3/23 LATROBE STREET CHELTENHAM VIC 3192

2 1 1

Sold Price **\$569,000** Sold Date **05-Feb-22**

Distance **1.53km**



1/219 COMO PARADE EAST PARKDALE VIC 3195

2 1 1

Sold Price **\$650,000** Sold Date **23-Nov-21**

Distance **1.63km**



2/28 WARRIGAL ROAD PARKDALE VIC 3195

2 1 1

Sold Price **\$557,000** Sold Date **14-Oct-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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