### 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

18 Riviera Street, Mentone Vic 3194

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$1,350,000		&		\$1,400,000			
Median sale price								
Median price	\$1,402,000	Pro	operty Type	Hou	ise		Suburb	Mentone
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	45 Voltri St CHELTENHAM 3192	\$1,418,000	09/11/2024
2	5 Flinders St MENTONE 3194	\$1,450,000	09/10/2024
3	19 Glenelg Dr MENTONE 3194	\$1,360,000	13/09/2024

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.

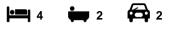
This Statement of Information was prepared on:

03/02/2025 16:10



# McGrath





**Property Type:** House (Res) **Land Size:** 801 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price December quarter 2024: \$1,402,000

## **Comparable Properties**

45 Voltri St CHELTENHAM 3192 (REI) 4 2 2 2 Price: \$1,418,000 Method: Private Sale Date: 09/11/2024 Property Type: House Land Size: 582 sqm approx	Agent Comments
5 Flinders St MENTONE 3194 (REI/VG) 4 1 2 Price: \$1,450,000 Method: Private Sale Date: 09/10/2024 Property Type: House (Res) Land Size: 615 sqm approx	Agent Comments
19 Glenelg Dr MENTONE 3194 (REI/VG) 4 2 2 2 Price: \$1,360,000 Method: Sold Before Auction Date: 13/09/2024 Property Type: House (Res) Land Size: 566 sqm approx	Agent Comments

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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