

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

8 Chicquita Circuit, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$905,000 & \$955,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Mentone

Period - From 29/11/2022 to 28/11/2023 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	24 Chicquita Cirt MENTONE 3194	\$965,000	28/10/2023
2	15 Conder Way MENTONE 3194	\$940,000	14/10/2023
3	19 Silverbanks Gr MENTONE 3194	\$915,000	31/10/2023

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:

29/11/2023 15:53

8 Chicquita Circuit, Mentone Vic 3194



 3  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$905,000 - \$955,000

Median Townhouse Price

29/11/2022 - 28/11/2023: \$1,130,000

Comparable Properties



24 Chicquita Cirt MENTONE 3194 (REI)

Agent Comments

 3  3  2

Price: \$965,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



15 Conder Way MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$940,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)



19 Silverbanks Gr MENTONE 3194 (REI)

Agent Comments

 3  3  2

Price: \$915,000

Method: Auction Sale

Date: 31/10/2023

Property Type: Townhouse (Res)

Account - Jellis Craig



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