

## 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

3/178 Warrigal Road Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2020

to

31 Mar 2021

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

7/159 Warrigal Road Cheltenham VIC 3192	\$538,000	22-Oct-20
1/134 Warrigal Road Mentone VIC 3194	\$530,000	09-Feb-21
5/134 Centre Dandenong Road Cheltenham VIC 3192	\$450,000	25-Dec-20

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.

This Statement of Information was prepared on: 28 April 2021

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**7/159 Warrigal Road Cheltenham VIC 3192**

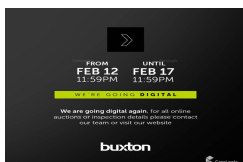
 2  1  1

Sold Price

**\$538,000**

Sold Date **22-Oct-20**

Distance **0.35km**



**1/134 Warrigal Road Mentone VIC 3194**

 2  1  2

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date **09-Feb-21**

Distance **0.48km**



**5/134 Centre Dandenong Road Cheltenham VIC 3192**

 2  1  1

Sold Price

**\$450,000**

Sold Date **25-Dec-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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