# 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

#### 30A MENTONE PARADE MENTONE VIC 3194

#### Indicative selling price

Period-from

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

Single Price		or rang betwee		&	\$1,830,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,435,000	Property type	House	Suburb	Mentone			

31 Jul 2022

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2021

**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.

to

Address of comparable property	Price	Date of sale
35 RIVIERA STREET MENTONE VIC 3194	\$1,713,000	30-Jul-22
7 GROUT STREET MENTONE VIC 3194	\$2,030,000	30-Jul-22
7 AVOCA COURT MENTONE VIC 3194	\$1,860,000	30-Apr-22

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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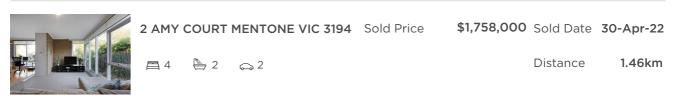
35 RIVIERA STREET MENTONE VIC Sold Price 3194				<sup>RS</sup> \$1,713,000	Sold Date	30-Jul-22
<b>a</b> 4	2	ç <b>⊋</b> 2			Distance	1.45km



1	7 GROUT STREET MENTONE VIC 3194			Sold Price	<sup>RS</sup> \$2,030,000	Sold Date	30-Jul-22
		2 🚔	<u>م</u> 2			Distance	1.07km



	7 AVOCA COURT MENTONE VIC 3194			Sold Price	\$1,860,000	Sold Date	30-Apr-22
DBrien	酉 4	3	<b>⇔</b> 2			Distance	1.79km



#### RS = Recent sale UN = Undisclosed Sale

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