

# 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

146 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Mentone

Period - From

01/01/2021

to

31/03/2021

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	8 Kallista Ct CHELTENHAM 3192	\$1,040,000	13/03/2021
2	5 Eunice Dr CHELTENHAM 3192	\$1,037,000	11/03/2021
3	1304 Nepean Hwy CHELTENHAM 3192	\$988,000	24/03/2021

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:

18/05/2021 14:39



3 2 3

**Property Type:** House  
**Land Size:** 824 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 March quarter 2021: \$1,375,000

## Comparable Properties



**8 Kallista Ct CHELTENHAM 3192 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**5 Eunice Dr CHELTENHAM 3192 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,037,000  
**Method:** Sold Before Auction  
**Date:** 11/03/2021  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx



**1304 Nepean Hwy CHELTENHAM 3192 (VG)**

**Agent Comments**

3 - -

**Price:** \$988,000  
**Method:** Sale  
**Date:** 24/03/2021  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx