

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

66 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,696,500

Property Type House

Suburb Mentone

Period - From 01/01/2022

to 31/03/2022

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	14 Southern Rd MENTONE 3194	\$1,650,000	26/03/2022
2	3 Avenza St MENTONE 3194	\$1,610,000	02/04/2022
3	11 Derwent St MENTONE 3194	\$1,560,000	11/04/2022

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:

22/06/2022 10:25



3
 1
 2

Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2022: \$1,696,500

Comparable Properties



14 Southern Rd MENTONE 3194 (REI)

Agent Comments

5
 2
 2

Price: \$1,650,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 638 sqm approx



3 Avenza St MENTONE 3194 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,610,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 808 sqm approx



11 Derwent St MENTONE 3194 (REI)

Agent Comments

4
 2
 2

Price: \$1,560,000

Method: Sold Before Auction

Date: 11/04/2022

Property Type: House (Res)

Land Size: 568 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388