

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

3/145 Lower Dandenong Road Mentone VIC 3194

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/85 Lower Dandenong Road Mentone VIC 3194	\$672,500	05-Jun-19
1/17 Olive Grove Mentone VIC 3194	\$653,000	01-Jul-19
1/148-150 Warren Road Mordialloc VIC 3195	\$600,000	31-Jul-19

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: 18 September 2019

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**1/85 Lower Dandenong Road
Mentone VIC 3194**

 3  1  2

Sold Price

\$672,500

Sold Date

05-Jun-19

Distance

0.43km



1/17 Olive Grove Mentone VIC 3194

 3  1  2

Sold Price

\$653,000

Sold Date

01-Jul-19

Distance

0.7km



**1/148-150 Warren Road Mordialloc
VIC 3195**

 3  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

31-Jul-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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