

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

1/77 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2024

to

31 Dec 2024

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

122A LOWER DANDENONG ROAD PARKDALE VIC 3195	\$900,000	28-Aug-24
2/15 ALBENCA STREET MENTONE VIC 3194	\$855,000	10-Oct-24
1/81 MARRIOTT STREET PARKDALE VIC 3195	\$865,000	09-Oct-24

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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Simon Wendt
P 9583 3246
M 0407040706
E simon.wendt@belleproperty.com



**122A LOWER DANDENONG ROAD
PARKDALE VIC 3195**

4 1 2

Sold Price **\$900,000** Sold Date **28-Aug-24**

Distance **0.51km**

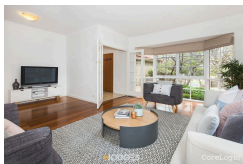


**2/15 ALBENCA STREET MENTONE
VIC 3194**

3 1 2

Sold Price **\$855,000** Sold Date **10-Oct-24**

Distance **0.75km**



**1/81 MARRIOTT STREET PARKDALE
VIC 3195**

3 1 1

Sold Price **\$865,000** Sold Date **09-Oct-24**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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