

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

1/22 Latrobe Street, Mentone Vic 3194

Indicative selling price

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

Range between \$540,000

&

\$570,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Mentone

Period - From 27/02/2022

to

26/02/2023

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	3/122-124 Patty St MENTONE 3194	\$570,000	28/10/2022
2	5/3-7 Davies St MENTONE 3194	\$562,500	22/10/2022
3	1/258 Warrigal Rd CHELTENHAM 3192	\$550,000	24/02/2023

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:

27/02/2023 12:45



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

27/02/2022 - 26/02/2023: \$662,500

Comparable Properties



3/122-124 Patty St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 28/10/2022

Property Type: Unit



5/3-7 Davies St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$562,500

Method: Private Sale

Date: 22/10/2022

Property Type: Unit



1/258 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 24/02/2023

Property Type: Unit