

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

1/160 WARRIGAL 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,999

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/87 NEPEAN HIGHWAY MENTONE VIC 3194	\$692,500	24-Feb-22
3/58 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$726,000	27-May-22
2/24 ROBERT STREET PARKDALE VIC 3195	\$800,000	11-Mar-22

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: 25 July 2022

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1/87 NEPEAN HIGHWAY MENTONE VIC 3194 Sold Price **\$692,500** Sold Date **24-Feb-22**

2 1 1

Distance **0.31km**



3/58 LOWER DANDENONG ROAD PARKDALE VIC 3195 Sold Price ^{RS} **\$726,000** ^{UN} Sold Date **27-May-22**

2 2 1

Distance **0.97km**



2/24 ROBERT STREET PARKDALE VIC 3195 Sold Price **\$800,000** Sold Date **11-Mar-22**

2 1 1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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