

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

1/1 Como Parade East, Mentone Vic 3194

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Mentone

Period - From 01/07/2020

to 30/09/2020

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	3/267-269 Nepean Hwy PARKDALE 3195	\$687,000	30/11/2020
2	2/22 Follett Rd CHELTENHAM 3192	\$642,000	13/10/2020
3	4/176 Warrigal Rd MENTONE 3194	\$635,000	28/10/2020

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:

09/12/2020 08:59



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

September quarter 2020: \$770,000

Comparable Properties



3/267-269 Nepean Hwy PARKDALE 3195 (REI) Agent Comments

2 1 1

Price: \$687,000

Method: Private Sale

Date: 30/11/2020

Property Type: Unit



2/22 Follett Rd CHELTENHAM 3192 (REI/VG) Agent Comments

2 1 1

Price: \$642,000

Method: Private Sale

Date: 13/10/2020

Property Type: Unit



4/176 Warrigal Rd MENTONE 3194 (REI) Agent Comments

2 1 2

Price: \$635,000

Method: Private Sale

Date: 28/10/2020

Property Type: Unit