Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	304/33-35 Childers Street, Mentone Vic 3194
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$370,000	&	\$400,000
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Median sale price

Median price	\$717,500	Pro	perty Type U	nit		Suburb	Mentone
Period - From	01/04/2023	to	31/03/2024	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	4/130 Warrigal Rd MENTONE 3194	\$400,000	04/02/2024
2	206/116 Balcombe Rd MENTONE 3194	\$385,000	23/04/2024
3			

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:	01/05/2024 10:37

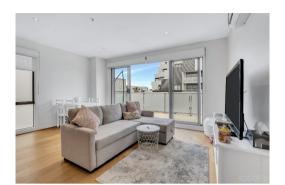


Date of sale



9584 6500 0409 553 929 pplousi@hodges.com.au

Indicative Selling Price \$370,000 - \$400,000 **Median Unit Price** Year ending March 2024: \$717,500



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/130 Warrigal Rd MENTONE 3194 (REI/VG)

6∂ .

Price: \$400,000

Method: Sold Before Auction

Date: 04/02/2024 Property Type: Unit Agent Comments



206/116 Balcombe Rd MENTONE 3194 (REI)





Agent Comments

Price: \$385,000 Method: Private Sale Date: 23/04/2024

Property Type: Apartment

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



