

# 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

39a Riviera Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$970,000

### Median sale price

Median price \$1,085,000

Property Type Townhouse

Suburb Mentone

Period - From 10/10/2022

to

09/10/2023

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 | 122 Oak Av MENTONE 3194        | \$962,500 | 22/09/2023   |
| 2 | 1/13 Swanston St MENTONE 3194  | \$940,000 | 26/08/2023   |
| 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:

10/10/2023 17:38



 3  2  2

**Property Type:** Townhouse  
(Single)

**Land Size:** 338 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$930,000 - \$970,000

**Median Townhouse Price**

10/10/2022 - 09/10/2023: \$1,085,000

## Comparable Properties



**122 Oak Av MENTONE 3194 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$962,500

**Method:** Sold Before Auction

**Date:** 22/09/2023

**Property Type:** Townhouse (Res)



**1/13 Swanston St MENTONE 3194 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$940,000

**Method:** Private Sale

**Date:** 26/08/2023

**Property Type:** House

**Land Size:** 367 sqm approx

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.