

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/62-64 Mentone Parade, MENTONE VIC 3194

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$400,000 & \$420,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$607,500 \*House  \*Unit  Suburb or locality MENTONE Vic

Period - From 01/02/2024 to 31/01/2025 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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) 8/62-64 Mentone Parade, MENTONE	\$445,500	30/11/2024
2) 7/62-64 Mentone Parade, MENTONE	\$460,000	06/06/2024

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.