Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 96 Mentone Parade, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hou	ise		Suburb	Mentone
Period - From	01/10/2021	to	30/09/2022		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.

Add	dress of comparable property	Price	Date of sale
1	49 Stewart Av PARKDALE 3195	\$1,850,000	04/06/2022
2			
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:

22/10/2022 14:59









Property Type: House **Land Size:** 625 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,850,000 Median House Price Year ending September 2022: \$1,600,000

Comparable Properties



49 Stewart Av PARKDALE 3195 (REI)



Price: \$1,850,000 Method: Auction Sale Date: 04/06/2022 Property Type: House (Res) Agent Comments

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.

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