Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	7/39 Milan Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000 & \$670,000	Range between	\$620,000	&	\$670,000
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Median sale price

Median price	\$680,000	Pro	perty Type U	nit		Suburb	Mentone
Period - From	01/01/2024	to	31/12/2024	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	8/117-119 Balcombe Rd MENTONE 3194	\$626,000	02/12/2024
2	2/158 Como Pde.W PARKDALE 3195	\$620,000	21/11/2024
3	13/28 Florence St MENTONE 3194	\$640,000	07/11/2024

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:	30/01/2025 08:38



Date of sale







Property Type: Unit **Agent Comments**

Indicative Selling Price \$620,000 - \$670,000 **Median Unit Price** Year ending December 2024: \$680,000

Comparable Properties



8/117-119 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

Price: \$626,000 Method: Private Sale Date: 02/12/2024 Property Type: Unit



2/158 Como Pde.W PARKDALE 3195 (REI)



Agent Comments

Price: \$620,000 Method: Auction Sale Date: 21/11/2024 Property Type: Unit



13/28 Florence St MENTONE 3194 (REI/VG)



Agent Comments

Date: 07/11/2024 Property Type: Unit

Price: \$640.000 Method: Auction Sale

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





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