

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

88B MENTONE PARADE MENTONE VIC 3194

Indicative selling price

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

Single Price

\$1,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,250

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

45 MENTONE PARADE MENTONE VIC 3194	\$1,550,000	16-Nov-22
8 PATTY STREET MENTONE VIC 3194	\$1,436,000	11-Feb-23

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 6 months.

This Statement of Information was prepared on: 20 March 2023


45 MENTONE PARADE MENTONE VIC 3194

Sold Price

\$1,550,000

Sold Date

16-Nov-22


3



2



2

Distance

0.12km

8 PATTY STREET MENTONE VIC 3194

Sold Price

^{RS} **\$1,436,000**

Sold Date

11-Feb-23


3



2



2

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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