

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

4/23 Como Parade East 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Mentone

Period-from

01 May 2020

to

30 Apr 2021

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

9/81 Warrigal Road Mentone VIC 3194	\$435,000	23-Jan-21
4/21-23 Florence Street Mentone VIC 3194	\$380,000	21-Jan-21
18/70 Beach Road Mentone VIC 3194	\$405,000	24-Jan-21

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.~~

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Sam Hartrick
P (03) 8781 3894
M 0421272726
E sam@hartrickproperty.com.au



9/81 Warrigal Road Mentone VIC 3194

1 1 1

Sold Price **\$435,000** Sold Date **23-Jan-21**

Distance **0.37km**



4/21-23 Florence Street Mentone VIC 3194

1 1 1

Sold Price **\$380,000** Sold Date **21-Jan-21**

Distance **0.79km**



18/70 Beach Road Mentone VIC 3194

1 1 1

Sold Price **\$405,000** Sold Date **24-Jan-21**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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