

## 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

40 VOLTRI STREET 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

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,296,250

Property type

House

Suburb

Mentone

Period-from

01 Feb 2024

to

31 Jan 2025

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

14 CEDAR STREET MENTONE VIC 3194	\$1,410,000	26-Sep-24
19 GLENELG DRIVE MENTONE VIC 3194	\$1,360,000	14-Sep-24

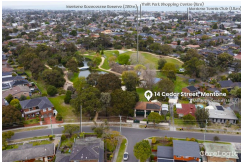
OR

**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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Rod Richardson  
P 03 9583 3246  
M 0409 421 742  
E rod.richardson@belleproperty.com



**14 CEDAR STREET MENTONE VIC 3194**

Sold Price **\$1,410,000** Sold Date **26-Sep-24**

4 2 2

Distance **0.24km**



**19 GLENELG DRIVE MENTONE VIC 3194**

Sold Price **\$1,360,000** Sold Date **14-Sep-24**

4 2 2

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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