

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 3/140 Warrigal Road, Mentone, VIC 3194

Indicative selling price

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

Price Range

\$620,000

&

\$670,000

Median sale price

Median price

\$692,250

Property Type

Unit

Suburb

Mentone (3194)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

Comparable property sales

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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	Price	Date of sale
3/5 SUNRAY AVENUE, CHELTENHAM VIC 3192	\$645,000	07/07/2022
1/8 HAWKE STREET, PARKDALE VIC 3195	\$667,000	10/05/2022
300-306 WARRIGAL ROAD, CHELTENHAM VIC 3192	\$651,000	30/04/2022

This Statement of Information was prepared on: 12/08/2022