

## 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

10/35 COMO PARADE EAST 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

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2021

to

31 Aug 2022

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

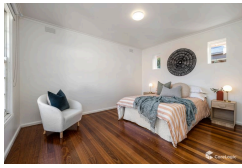
Date of sale

4/64 WARRIGAL ROAD PARKDALE VIC 3195	\$607,500	23-May-22
6/8 COMMERCIAL ROAD MENTONE VIC 3194	\$575,000	05-May-22
3/146 COLLINS STREET MENTONE VIC 3194	\$565,000	07-May-22

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: 29 September 2022



**4/64 WARRIGAL ROAD PARKDALE VIC 3195**

Sold Price

**\$607,500**

Sold Date **23-May-22**

2 1 1

Distance **0.14km**



**6/8 COMMERCIAL ROAD MENTONE VIC 3194**

Sold Price

**\$575,000**

Sold Date **05-May-22**

2 1 1

Distance **0.35km**



**3/146 COLLINS STREET MENTONE VIC 3194**

Sold Price

**\$565,000**

Sold Date **07-May-22**

2 2 1

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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