

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

2/5 Riviera Street 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 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

2/29 Levanto Street Mentone VIC 3194	\$1,150,000	30-Mar-21
133 Collins Street Mentone VIC 3194	\$1,200,000	26-Jun-21
32 Sarzana Street Mentone VIC 3194	\$1,215,000	02-Oct-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.~~

This Statement of Information was prepared on: 18 October 2021

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2/29 Levanto Street Mentone VIC 3194

Sold Price

\$1,150,000

Sold Date

30-Mar-21



Distance

0.33km



133 Collins Street Mentone VIC 3194

Sold Price

\$1,200,000

Sold Date

26-Jun-21



Distance

0.35km



32 Sarzana Street Mentone VIC 3194

Sold Price

^{RS} **\$1,215,000**

Sold Date

02-Oct-21



Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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