

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

9 Virginia Court 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

\$900,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,250

Property type

House

Suburb

Mentone

Period-from

01 Jan 2021

to

31 Dec 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

19 Delville Avenue Mentone VIC 3194	\$890,000	14-Nov-21
98 Lower Dandenong Road Parkdale VIC 3195	\$955,000	21-Dec-21
8 Bundora Parade Mentone VIC 3194	\$945,000	12-Aug-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: 20 January 2022



19 Delville Avenue Mentone VIC 3194

2 1 2

Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **14-Nov-21**

Distance **0.39km**



98 Lower Dandenong Road Parkdale VIC 3195

3 1 2

Sold Price ^{RS} **\$955,000** Sold Date **21-Dec-21**

Distance **0.74km**



8 Bundora Parade Mentone VIC 3194

2 2 3

Sold Price **\$945,000** Sold Date **12-Aug-21**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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