

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

4/81 Warrigal Road 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

*House

*Unit

X

Suburb

Mentone

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

23/35 Como Parade East Mentone VIC 3194	\$575,000	09-Mar-19
12/76-88 Balcombe Road Mentone VIC 3194	\$500,000	14-Feb-19
65/76-88 Balcombe Road Mentone VIC 3194	\$507,000	20-Nov-18

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 six months.~~

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**23/35 Como Parade East Mentone
VIC 3194**

 2  2  1

Sold Price

\$575,000

Sold Date

09-Mar-19

Distance

0.43km



**12/76-88 Balcombe Road Mentone
VIC 3194**

 2  2  2

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

14-Feb-19

Distance

0.53km



**65/76-88 Balcombe Road Mentone
VIC 3194**

 2  2  1

Sold Price

\$507,000

Sold Date

20-Nov-18

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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