

# 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

404/81 Warrigal Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$560,000

### Median sale price

Median price

\$696,500

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### 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
1	16/80 Balcombe Rd MENTONE 3194	\$520,000	27/05/2021
2	59/80 Balcombe Rd MENTONE 3194	\$545,000	26/02/2021
3			

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.~~

This Statement of Information was prepared on:

01/07/2021 12:26



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/80 Balcombe Rd MENTONE 3194 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 27/05/2021

**Property Type:** Apartment



**59/80 Balcombe Rd MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$545,000

**Method:** Private Sale

**Date:** 26/02/2021

**Property Type:** Apartment

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.