

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

129A 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

\$1,049,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Mentone

Period-from

01 Jan 2022

to

31 Dec 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

1/34 RIVIERA STREET MENTONE VIC 3194	\$1,065,000	22-Oct-22
23C RIVIERA STREET MENTONE VIC 3194	\$927,500	25-Oct-22
1282 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$1,090,000	19-Nov-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: 17 January 2023



**1/34 RIVIERA STREET MENTONE
VIC 3194**

3 2 2

Sold Price ^{RS} **\$1,065,000** Sold Date **22-Oct-22**

Distance **0.2km**



**23C RIVIERA STREET MENTONE
VIC 3194**

3 2 1

Sold Price **\$927,500** Sold Date **25-Oct-22**

Distance **0.26km**



**1282 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

3 1 2

Sold Price ^{RS} **\$1,090,000** Sold Date **19-Nov-22**

Distance **1.17km**

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

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