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	Prop	erty type		House	Suburb	Mentone
Period-from	01 Jan 2022	to	31 Dec 2	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



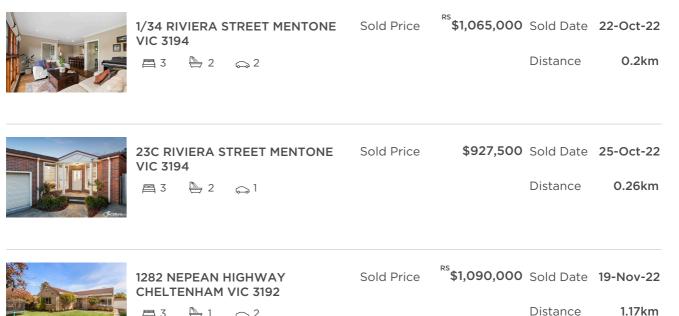
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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