

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

1/5-7 VENICE STREET 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,999

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2021

to

31 Jul 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

12/6 VENICE STREET MENTONE VIC 3194	\$770,000	14-Apr-22
2/6 PATTY STREET MENTONE VIC 3194	\$755,000	30-Jul-22
8/14-16 WARRIGAL ROAD PARKDALE VIC 3195	\$735,000	25-Jul-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: 13 August 2022



**12/6 VENICE STREET MENTONE
VIC 3194**

 2  1  1

Sold Price **\$770,000** Sold Date **14-Apr-22**

Distance **0.08km**



**2/6 PATTY STREET MENTONE VIC
3194**

 2  1  1

Sold Price ^{RS} **\$755,000** Sold Date **30-Jul-22**

Distance **1.05km**



**8/14-16 WARRIGAL ROAD
PARKDALE VIC 3195**

 2  1  1

Sold Price ^{RS} **\$735,000** ^{UN} Sold Date **25-Jul-22**

Distance **1.14km**

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

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