

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

3/42 Beach Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Mentone

Period - From 01/07/2022

to

30/09/2022

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	20 Florida Av BEAUMARIS 3193	\$2,062,000	01/11/2022
2			
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:

17/11/2022 14:47

3/42 Beach Road, Mentone Vic 3194

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median Unit Price

September quarter 2022: \$687,500



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



20 Florida Av BEAUMARIS 3193 (REI)

Agent Comments

 3  2  2

Price: \$2,062,000

Method: Private Sale

Date: 01/11/2022

Property Type: Townhouse (Single)

Land Size: 369 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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