Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Lower Dandenong Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,050,000		&		\$1,150,000				
Median sale price									
Median price	\$1,415,000	Property Type Ho		Hou	use		Suburb	Mentone	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	24 Kardinian Av CHELTENHAM 3192	\$1,100,000	15/04/2024
2	184 Centre Dandenong Rd CHELTENHAM 3192	\$1,065,000	13/04/2024
3	32 Southern Rd MENTONE 3194	\$1,050,000	25/03/2024

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:

23/04/2024 13:35









Rooms: 6 Property Type: House Land Size: 612 sqm approx Agent Comments Off service road. Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2024: \$1,415,000

Comparable Properties

24 Kardinian Av CHELTENHAM 3192 (REI) 2 3 1 2 2 Price: \$1,100,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 530 sqm approx	Agent Comments
184 Centre Dandenong Rd CHELTENHAM 3192 (REI) 1 1 2 Price: \$1,065,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 558 sqm approx	Agent Comments
32 Southern Rd MENTONE 3194 (REI) 3 1 2 Price: \$1,050,000 Method: Private Sale Date: 25/03/2024 Property Type: House Land Size: 630 sqm approx	Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.