# 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

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