

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

8/8 Salmon Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2021

to

31/12/2021

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	5/20 Warrigal Rd PARKDALE 3195	\$725,000	19/03/2022
2	7/38 Warrigal Rd PARKDALE 3195	\$720,000	19/03/2022
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:

26/03/2022 15:58



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

Year ending December 2021: \$750,000

Comparable Properties



5/20 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

 2  1  1

Price: \$725,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Unit

Land Size: 123 sqm approx



7/38 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Unit

Land Size: 132 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 - Hodges | P: 03 95846500 | F: 03 95848216