

## 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

205 LOWER DANDENONG ROAD MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,020,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,401,000

Property type

House

Suburb

Mentone

Period-from

01 Apr 2021

to

31 Mar 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

98 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$955,000	21-Dec-21
9 VIRGINIA COURT MENTONE VIC 3194	\$1,005,000	25-Feb-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: 10 April 2022



**98 LOWER DANDENONG ROAD  
PARKDALE VIC 3195**

 3  1  2

Sold Price

<sup>RS</sup> **\$955,000**

Sold Date

**21-Dec-21**

Distance

**0.8km**



**9 VIRGINIA COURT MENTONE VIC  
3194**

 3  1  2

Sold Price

<sup>RS</sup> **\$1,005,000**

Sold Date

**25-Feb-22**

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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