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

101/97 Beach Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$795,000		&		\$850,000					
Median sale p	rice									
Median price	\$679,000	Pro	operty Type	Unit			Suburb	Mentone		
Period - From	18/02/2024	to	17/02/2025		So	urce	Property	/ Data		

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	5/14-16 Antibes St PARKDALE 3195	\$847,600	08/02/2025
2	2/46 Patty St MENTONE 3194	\$800,000	20/12/2024
3	2/167 Beach Rd PARKDALE 3195	\$830,000	22/10/2024

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:

18/02/2025 13:54









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$795,000 - \$850,000 Median Unit Price 18/02/2024 - 17/02/2025: \$679,000

Comparable Properties



Price: \$847,600 Method: Auction Sale Date: 08/02/2025 Property Type: Unit

2

i•m;

2/46 Patty St MENTONE 3194 (VG)



Price: \$800,000 Method: Sale Date: 20/12/2024 Property Type: Flat/Unit/Apartment (Res)

5/14-16 Antibes St PARKDALE 3195 (REI)

1

1



2/167 Beach Rd PARKDALE 3195 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments



Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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