

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

2/138 Warrigal Road Mentone VIC 3194

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/50 Riviera Street Mentone VIC 3194	\$565,000	30-Sep-19
2/176 Warrigal Road Mentone VIC 3194	\$480,000	04-May-19
5/84 Warrigal Road Parkdale VIC 3195	\$483,000	27-Jun-19

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: 14 October 2019

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**4/50 Riviera Street Mentone VIC
3194**

Sold Price

^{RS}

\$565,000

Sold Date

30-Sep-19

 2

 1

 1

Distance

0.42km



**2/176 Warrigal Road Mentone VIC
3194**

Sold Price

\$480,000

Sold Date

04-May-19

 2

 1

 1

Distance

0.44km



**5/84 Warrigal Road Parkdale VIC
3195**

Sold Price

\$483,000

Sold Date

27-Jun-19

 2

 1

 1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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