

## 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

2/118 PATTY STREET MENTONE VIC 3194

### Indicative selling price

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

Single Price

\$330,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2023

to

29 Feb 2024

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

327/8 RAILWAY ROAD CHELTENHAM VIC 3192	330000	27-Jan-24
1/7 COMO PARADE EAST MENTONE VIC 3194	355000	16-Dec-23

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.

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**327/8 RAILWAY ROAD  
CHELTENHAM VIC 3192**

1 1 1

Sold Price

<sup>RS</sup> **330000** Sold Date **27-Jan-24**

Distance **1.61km**



**1/7 COMO PARADE EAST  
MENTONE VIC 3194**

1 1 1

Sold Price

<sup>RS</sup> **355000** Sold Date **16-Dec-23**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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