

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

8/23 COMO PARADE EAST 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2023

to

30 Apr 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

8/9 BARRY STREET MENTONE VIC 3194	\$445,000	19-Jan-24
4/47 COMO PARADE EAST PARKDALE VIC 3195	\$487,000	11-Mar-24
3/9 STAWELL STREET MENTONE VIC 3194	\$495,500	12-Oct-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.~~

This Statement of Information was prepared on: 07 May 2024



8/9 BARRY STREET MENTONE VIC 3194

Sold Price

\$445,000

Sold Date

19-Jan-24

1

1

1

Distance

0.09km



4/47 COMO PARADE EAST PARKDALE VIC 3195

Sold Price

\$487,000

Sold Date

11-Mar-24

1

1

1

Distance

0.3km



3/9 STAWELL STREET MENTONE VIC 3194

Sold Price

\$495,500

Sold Date

12-Oct-23

1

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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