

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

3/8 Voltri Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Mentone

Period - From 01/07/2023 to 30/06/2024 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	44/310 Warrigal Rd CHELTENHAM 3192	\$630,000	07/09/2024
2	7/117-119 Balcombe Rd MENTONE 3194	\$605,000	23/08/2024
3	3/178 Warrigal Rd MENTONE 3194	\$620,000	16/03/2024

OR

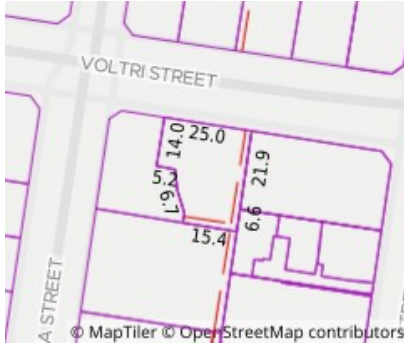
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/09/2024 10:59

3/8 Voltri Street, Mentone Vic 3194

Amanda Harrison
03 9585 5667
0402 128 801
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 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending June 2024: \$690,000

Comparable Properties



44/310 Warrigal Rd CHELTENHAM 3192 (REI) [Agent Comments](#)

 2  1  1

Price: \$630,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit
Land Size: 157 sqm approx



7/117-119 Balcombe Rd MENTONE 3194 (REI) [Agent Comments](#)

 2  1  1

Price: \$605,000
Method: Private Sale
Date: 23/08/2024
Property Type: Unit



3/178 Warrigal Rd MENTONE 3194 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 16/03/2024
Property Type: Unit

Account - Jellis Craig



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