

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11/14 NAPLES ROAD, MENTONE, VIC 3194

Indicative selling price

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

Price Range: 650,000 to 690,000

Median sale price

Median price

\$702,500

Property type

Unit

Suburb

MENTONE

Period

01 January 2022 to 30 June 2022

Source


pricefinder

Comparable property sales

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

3/140 WARRIGAL RD, MENTONE, VIC 3194	*\$655,000	19/08/2022
11/150 COMO PDE, PARKDALE, VIC 3195	**\$665,000	19/08/2022
6/29 MCINDOE PDE, PARKDALE, VIC 3195	*\$690,000	15/08/2022

This Statement of Information was prepared on: 05/09/2022

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11/14 NAPLES ROAD, MENTONE, VIC 3194  2  1  2

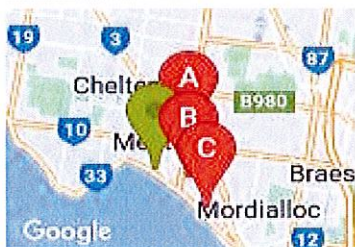
Indicative Selling Price

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

Price Range: **650,000 to 690,000**

Provided by: Danielle Scanlon, Greg Hocking Bayside Living

MEDIAN SALE PRICE



MENTONE, VIC, 3194

Suburb Median Sale Price (Unit)

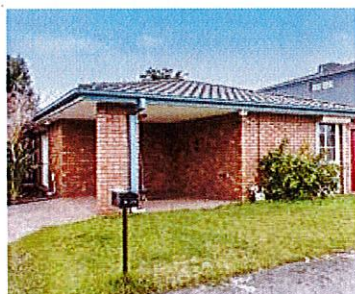
\$702,500

01 January 2022 to 30 June 2022

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3/140 WARRIGAL RD, MENTONE, VIC 3194  2  1  2

Sale Price

***\$655,000**

Sale Date: 19/08/2022

Distance from Property: 1.3km



11/150 COMO PDE, PARKDALE, VIC 3195  2  1  1

Sale Price

****\$665,000**

Sale Date: 19/08/2022

Distance from Property: 913m



6/29 MCINDOE PDE, PARKDALE, VIC 3195  2  1  1

Sale Price

***\$690,000**

Sale Date: 15/08/2022

Distance from Property: 1.8km



This report has been compiled on 05/09/2022 by Greg Hocking Bayside Living. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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