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

110/81 Warrigal Road, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	103/7 Balcombe Rd MENTONE 3194	\$490,000	18/04/2024
2	4/47 Como Pde PARKDALE 3195	\$487,000	11/03/2024
3	107/35 Childers St MENTONE 3194	\$480,000	14/05/2024

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.

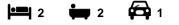
This Statement of Information was prepared on:

24/07/2024 10:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price June quarter 2024: \$600,000

Comparable Properties



103/7 Balcombe Rd MENTONE 3194 (REI/VG) Agent Comments

Price: \$490,000 Method: Private Sale Date: 18/04/2024 Property Type: Apartment

4/47 Como Pde PARKDALE 3195 (VG)

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Price: \$487,000 Method: Sale Date: 11/03/2024 Property Type: Flat/Unit/Apartment (Res)



107/35 Childers St MENTONE 3194 (REI)



Agent Comments

Agent Comments

Price: \$480,000 Method: Private Sale Date: 14/05/2024 Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216



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