

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

4/130 WARRIGAL ROAD 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

or range
between

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/134 WARRIGAL ROAD MENTONE VIC 3194	\$400,000	15-Oct-23
1/3 DAVID COURT CHELTENHAM VIC 3192	\$430,000	08-Dec-23
7/30 RIVIERA STREET MENTONE VIC 3194	\$360,000	04-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: 20 January 2024



4/134 WARRIGAL ROAD MENTONE VIC 3194 Sold Price **\$400,000** Sold Date **15-Oct-23**

 2  1  1

Distance **0.04km**



1/3 DAVID COURT CHELTENHAM VIC 3192 Sold Price ^{RS} **\$430,000** Sold Date **08-Dec-23**

 2  1  1

Distance **1.04km**



7/30 RIVIERA STREET MENTONE VIC 3194 Sold Price **\$360,000** Sold Date **04-Oct-23**

 2  1  1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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