

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

2/20 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,177,500 Property Type Townhouse Suburb Mentone

Period - From 30/01/2024 to 29/01/2025 Source Property Data

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	4a Acacia Av MENTONE 3194	\$1,045,000	07/12/2024
2	2/38 Riviera St MENTONE 3194	\$1,006,000	30/11/2024
3	28a Marriott St PARKDALE 3195	\$980,000	26/10/2024

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:

30/01/2025 11:02



3 2 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties



4a Acacia Av MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,045,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



2/38 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$1,006,000

Method: Private Sale

Date: 30/11/2024

Property Type: Unit

Land Size: 290 sqm approx



28a Marriott St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)