## 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 betweer	\$980,000		&		\$1,050,000					
Median sale p	rice									
Median price	\$1,177,500	Pro	operty Type	Том	nhouse	house Sub		Mentone		
Period - From	30/01/2024	to	29/01/2025		So	ource	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.

Add	dress 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





Pandelis Plousi 9584 6500 0409 553 929





Rooms: 4 Property Type: Townhouse Agent Comments pplousi@hodges.com.au Indicative Selling Price \$980,000 - \$1,050,000 Median Townhouse Price 30/01/2024 - 29/01/2025: \$1,177,500

# **Comparable Properties**



Price: \$980,000 Method: Auction Sale Date: 26/10/2024 Property Type: Townhouse (Res)

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



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