

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

13/81 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2022

to

31 Aug 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

22/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$405,000	11-Jul-23
2/9 BARRY STREET MENTONE VIC 3194	\$435,000	06-Mar-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: 16 September 2023



**22/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

 1  1  1

Sold Price **\$405,000** Sold Date **11-Jul-23**

Distance **0.53km**



**2/9 BARRY STREET MENTONE VIC
3194**

 1  1  1

Sold Price **\$435,000** Sold Date **06-Mar-23**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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