

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

1/34 RIVIERA STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/20 ALBENCA STREET MENTONE VIC 3194	\$1,000,000	28-May-22
1/2 LEVANTO STREET MENTONE VIC 3194	\$1,105,000	25-Jun-22

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.

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2/20 ALBENCA STREET MENTONE VIC 3194 Sold Price **\$1,000,000** Sold Date **28-May-22**

3 2 2

Distance **0.2km**



1/2 LEVANTO STREET MENTONE VIC 3194 Sold Price **\$1,105,000** Sold Date **25-Jun-22**

3 2 2

Distance **0.42km**

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

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