

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

8/87 Nepean Highway 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/138 Warrigal Road Mentone VIC 3194	\$531,500	24-May-21
3/178 Warrigal Road Mentone VIC 3194	\$560,000	21-May-21
2/204 Warrigal Road Cheltenham VIC 3192	\$540,000	24-Jul-21

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: 30 September 2021

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1/138 Warrigal Road Mentone VIC 3194

Sold Price

\$531,500

Sold Date

24-May-21

 2

 1

 2

Distance

0.14km



3/178 Warrigal Road Mentone VIC 3194

Sold Price

\$560,000

Sold Date

21-May-21

 2

 1

 1

Distance

0.4km



2/204 Warrigal Road Cheltenham VIC 3192

Sold Price

\$540,000

Sold Date

24-Jul-21

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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