

# 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

16/78 Beach Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,220,000

Property Type Townhouse

Suburb Mentone

Period - From 08/08/2021

to

07/08/2022

Source REIV

### 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 | 10/78 Beach Rd MENTONE 3194        | \$1,250,000 | 13/04/2022   |
| 2 | 34C Bourke St MENTONE 3194         | \$1,238,000 | 23/07/2022   |
| 3 | 1/267-269 Nepean Hwy PARKDALE 3195 | \$1,227,500 | 25/05/2022   |

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:

08/08/2022 10:49



3 2 2

**Rooms:** 6  
**Property Type:** Townhouse  
(Single)  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Townhouse Price**  
08/08/2021 - 07/08/2022: \$1,220,000

## Comparable Properties



**10/78 Beach Rd MENTONE 3194 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 13/04/2022  
**Property Type:** House

**34C Bourke St MENTONE 3194 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,238,000  
**Method:** Auction Sale  
**Date:** 23/07/2022  
**Property Type:** Townhouse (Res)



**1/267-269 Nepean Hwy PARKDALE 3195 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,227,500  
**Method:** Sold Before Auction  
**Date:** 25/05/2022  
**Property Type:** House (Res)  
**Land Size:** 508 sqm approx