

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 Cedar Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,530,000 Property Type House Suburb Mentone

Period - From 01/04/2022 to 31/03/2023 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	9 Cedar St MENTONE 3194	\$1,447,000	18/03/2023
2	78 Blackwood Av MENTONE 3194	\$1,260,000	01/04/2023
3	63 Riviera St MENTONE 3194	\$1,200,000	01/01/2023

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:

26/05/2023 13:56

1 Cedar Street, Mentone Vic 3194

WHITEFOX

Michael Martin

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2023: \$1,530,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties

9 Cedar St MENTONE 3194 (REI/VG)

Agent Comments

4 3 2

Price: \$1,447,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 591 sqm approx



78 Blackwood Av MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 535 sqm approx



63 Riviera St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 01/01/2023

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Whitefox Real Estate | P: 96459699



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