

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

1/12 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,059,000

Property type

House

Suburb

Mentone

Period-from

01 Oct 2019

to

30 Sep 2020

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

4/6 Neville Street Mentone VIC 3194	\$529,000	07-May-20
3/1 Hilda Street Cheltenham VIC 3192	\$630,000	13-Apr-20
3/12 Olive Grove Parkdale VIC 3195	\$551,000	11-Jul-20

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: 05 October 2020

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4/6 Neville Street Mentone VIC 3194

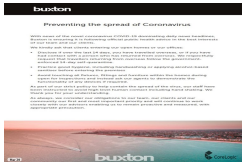
 2  1  1

Sold Price

\$529,000

Sold Date **07-May-20**

Distance **0.35km**



3/1 Hilda Street Cheltenham VIC 3192

 2  1  1

Sold Price

\$630,000

Sold Date **13-Apr-20**

Distance **0.75km**



3/12 Olive Grove Parkdale VIC 3195

 2  1  1

Sold Price

^{RS} **\$551,000**

Sold Date **11-Jul-20**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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