

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

1/176 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between \$590,000

&

\$610,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Mentone

Period - From 15/05/2023

to 14/05/2024

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	4/35 Albenca St MENTONE 3194	\$715,000	02/12/2023
2	4/50 Riviera St MENTONE 3194	\$670,000	04/05/2024
3	3/178 Warrigal Rd MENTONE 3194	\$620,000	16/03/2024

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:

15/05/2024 13:06

1/176 Warrigal Road, Mentone Vic 3194



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median Unit Price
15/05/2023 - 14/05/2024: \$690,000

Comparable Properties



4/35 Albenca St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$715,000
Method: Sale
Date: 02/12/2023
Property Type: Flat/Unit/Apartment (Res)



4/50 Riviera St MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$670,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit



3/178 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 16/03/2024
Property Type: Unit

Account - Jellis Craig



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