

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

24 Sea Parade, Mentone Vic 3194

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Mentone

Period - From 01/04/2024

to 30/06/2024

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	96 Scott St BEAUMARIS 3193	\$1,755,000	20/04/2024
2	66 Marina Rd MENTONE 3194	\$1,720,000	05/04/2024
3	38 Victor St BEAUMARIS 3193	\$1,775,000	23/03/2024

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:

05/08/2024 13:04



 3
  1
  2

Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 June quarter 2024: \$1,401,000

Comparable Properties



96 Scott St BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  1

Price: \$1,755,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)



66 Marina Rd MENTONE 3194 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,720,000
Method: Private Sale
Date: 05/04/2024
Property Type: House (Res)
Land Size: 715 sqm approx



38 Victor St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4
  2
  1

Price: \$1,775,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 587 sqm approx

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