# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 58b Mentone Parade, Mentone Vic 3194

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,185,000	Pro	operty Type	Том	nhouse		Suburb	Mentone
Period - From	04/02/2024	to	03/02/2025	5	Sc	ource	Property	/ Data

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6a Wells Rd BEAUMARIS 3193	\$2,175,000	04/01/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

04/02/2025 11:17









Property Type: Townhouse Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median Townhouse Price 04/02/2024 - 03/02/2025: \$1,185,000

# **Comparable Properties**



6a Wells Rd BEAUMARIS 3193 (REI) 4 🙀 2 🏟 2

Price: \$2,175,000 Method: Private Sale Date: 04/01/2025 Property Type: Townhouse (Single) Agent Comments

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.

### Account - Hodges | P: 03 95846500 | F: 03 95848216



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