

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 \$560,000 & \$610,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Mentone

Period - From 01/01/2024 to 31/03/2024 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	1/287 Warrigal Rd CHELTENHAM 3192	\$564,000	02/12/2023
2	3/8 Anderson Ct MENTONE 3194	\$590,000	15/11/2023
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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: 16/04/2024 16:54

1/176 Warrigal Road, Mentone Vic 3194



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

March quarter 2024: \$690,000

Comparable Properties



1/287 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$564,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Land Size: 200 sqm approx



3/8 Anderson Ct MENTONE 3194 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 15/11/2023

Property Type: Unit

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 - Jellis Craig



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