



Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Townhouses offered for sale

Address
Including suburb and
postcode 51 Riviera St Mentone "Mentone Bay Homes"

Indicative selling price

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

Townhouse type or class		Lower price		Higher price
3 bedroom, 2.5 bathroom, 2 carspace – Townhouse 1	range between	\$1,270,000	&	\$1,320,000
3 bedroom, 2.5 bathroom, 2 carspace – Townhouse 2	range between	\$1,430,000	&	\$1,480,000
3 bedroom, 2.5 bathroom, 2 carspace – Townhouse 3	range between	\$1,350,000	&	\$1,400,000

Suburb home median sale price

Median price \$1,308,000 Suburb Mentone

Period - From Jan 23 To Dec 23 Source <https://www.realestate.com.au/vic/mentone-3194/?sourcePage=rea:buy:pdp&sourceElement=suburb-profile&bed=2>

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
Date of sale

Price

6A Birch Street, Mentone, Vic 3194	\$1,830,000	24-Oct-23
4/42 Beach Rd, Mentone, Vic 3194	\$1,880,000	31-08-23
1/10 Flinders Street, Mentone, Vic 3194	\$1,365,000	28-Oct-23

This Statement of Information was prepared on:

29th January 2024