

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

1/87 Nepean Highway, Mentone Vic 3194

Indicative selling price

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

Range between \$595,000 & \$654,500

Median sale price

Median price \$722,500 Property Type Unit Suburb Mentone

Period - From 01/01/2023 to 31/12/2023 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	2/113 Warrigal Rd MENTONE 3194	\$652,000	15/12/2023
2	13/32 Mentone Pde MENTONE 3194	\$625,000	23/10/2023
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:

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$595,000 - \$654,500
Median Unit Price
Year ending December 2023: \$722,500

Comparable Properties



2/113 Warrigal Rd MENTONE 3194 (REI/VG) **Agent Comments**

2 1 1

Price: \$652,000
Method: Private Sale
Date: 15/12/2023
Property Type: Unit



13/32 Mentone Pde MENTONE 3194 (REI/VG) **Agent Comments**

2 1 1

Price: \$625,000
Method: Private Sale
Date: 23/10/2023
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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840