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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$595,000		&		\$654,500			
Median sale pi	rice							
Median price	\$722,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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:

08/04/2024 14:16



1/87 Nepean Highway, Mentone Vic 3194





Property Type: Flat/Unit/Apartment (Res) Agent Comments Fran Harkin 03 9521 9800 0414 957 840 fran.harkin@belleproperty.com

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)



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

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

Agent Comments



Price: \$625,000 Method: Private Sale Date: 23/10/2023 Property Type: Unit

3/178 Warrigal Rd MENTONE 3194 (REI)



Agent Comments



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





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