

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

2/118 PATTY STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

Price

Date of sale

1/7 COMO PARADE EAST MENTONE VIC 3194	\$355,000	16-Dec-23
302/81 WARRIGAL ROAD MENTONE VIC 3194	\$380,000	22-Nov-23

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 6 months.

This Statement of Information was prepared on: 12 February 2024



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**1/7 COMO PARADE EAST
MENTONE VIC 3194**

1 1 1

Sold Price ^{RS} **\$355,000** Sold Date **16-Dec-23**

Distance **0.6km**



**302/81 WARRIGAL ROAD
MENTONE VIC 3194**

1 1 1

Sold Price **\$380,000** Sold Date **22-Nov-23**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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