

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

2/163 Lower Dandenong Road, Mentone, VIC 3194

Indicative selling price

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

Single price

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 or range between

\$950,000

 &

\$1,045,000

Median sale price

Median price

\$ 1,420,000

 Property type

House

 Suburb

MENTONE

Period - From

27/03/2023

 to

26/03/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/92 Lower Dandenong Road Parkdale Vic 3195	\$1,145,000	2023-12-22
2	2/9 Keiller Avenue Parkdale Vic 3195	\$1,092,000	2024-02-03
3	20a Southern Road Mentone Vic 3194	\$932,000	2023-10-11

This Statement of Information was prepared on:

27/03/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.