

# 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 212/81 Warrigal Road, Mentone, VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$490,000 & \$530,000

### Median sale price

Median price \$690,000 Property type Unit Suburb MENTONE  
Period - From 13/06/2023 to 12/06/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	107/35 Childers Street Mentone Vic 3194	\$480,000	2024-05-14
2	103/7 Balcombe Road Mentone Vic 3194	\$490,000	2024-04-18
3			

This Statement of Information was prepared on: 13/06/2024

