

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 3/13 Lower Dandenong Road, Mentone, VIC 3194

Indicative selling price

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

Single price \$360,000

or range between

&

Median sale price

Median price \$707,500

Property type Unit

Suburb MENTONE

Period - From 13/02/2023

to

12/02/2024

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 | 1/7 Como Parade East Mentone Vic 3194 | \$355,000 | 2023-12-16 |
| 2 | 5/6 Albenca Street Mentone Vic 3194 | \$400,000 | 2023-09-16 |
| 3 | 6/30 Riviera Street Mentone Vic 3194 | \$320,000 | 2024-01-19 |

This Statement of Information was prepared on: 13/02/2024

