

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

3/78 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Mentone

Period - From 06/02/2023

to 05/02/2024

Source 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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:

06/02/2024 11:04

3/78 Beach Road, Mentone Vic 3194



Michael Cooney
9589 6077

0418 325 052

mcooney@hodges.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

06/02/2023 - 05/02/2024: \$1,130,000



2 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties

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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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