

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

302/81 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Mentone

Period - From 01/10/2022 to 30/09/2023 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.~~

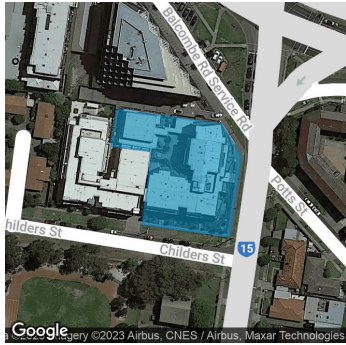
	Address of comparable property	Price	Date of sale
1	13/81 Warrigal Rd MENTONE 3194	\$417,000	04/10/2023
2	4/315 Nepean Hwy PARKDALE 3195	\$400,000	14/10/2023
3			

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:

31/10/2023 09:56



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2262 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending September 2023: \$725,000

Comparable Properties



13/81 Warrigal Rd MENTONE 3194 (REI)

[Agent Comments](#)



Price: \$417,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment

4/315 Nepean Hwy PARKDALE 3195 (REI)

[Agent Comments](#)



Price: \$400,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit

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.