

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

34 Murray Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,492,000 Property Type House Suburb Mentone

Period - From 14/08/2022 to 13/08/2023 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	21 Blackburn Dr CHELTENHAM 3192	\$1,301,000	27/06/2023
2	99 Warren Rd PARKDALE 3195	\$1,280,000	06/06/2023
3	1 Cedar St MENTONE 3194	\$1,260,000	17/06/2023

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:

14/08/2023 12:06



4 2 2

Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
14/08/2022 - 13/08/2023: \$1,492,000

Comparable Properties



21 Blackburn Dr CHELTENHAM 3192 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,301,000
Method: Sold Before Auction
Date: 27/06/2023
Property Type: House (Res)
Land Size: 535 sqm approx



99 Warren Rd PARKDALE 3195 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,280,000
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 730 sqm approx



1 Cedar St MENTONE 3194 (REI) **Agent Comments**

3 1 2

Price: \$1,260,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216