

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

4/28 Olive Grove, Mentone, VIC 3194

Indicative selling price

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

Single price \$829,000 or range between &

Median sale price

Median price \$670,000 Property type Unit Suburb MENTONE

Period - From 17/11/2022 to 16/11/2023 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	2/60 Lower Dandenong Road Parkdale Vic 3195	\$865,000	2023-10-11
2	3/209 Nepean Highway Mentone Vic 3194	\$805,000	2023-10-28
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This Statement of Information was prepared on: 17/11/2023

