Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Rivoli Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	ISE		Suburb	Mentone
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	30 Tibbles St BEAUMARIS 3193	\$1,936,000	23/09/2023
2	2 Catania St MENTONE 3194	\$1,890,000	30/10/2023
3	47 Naples Rd MENTONE 3194	\$1,820,000	02/12/2023

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.

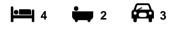
This Statement of Information was prepared on:

20/12/2023 12:04









Property Type: House **Land Size:** 548 sqm approx Agent Comments Ryan Castles 03 9521 9800 0499 003 879 ryan.castles@belleproperty.com

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending September 2023: \$1,450,000

Comparable Properties



30 Tibbles St BEAUMARIS 3193 (REI/VG)



Price: \$1,936,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 456 sqm approx



2 Catania St MENTONE 3194 (REI)

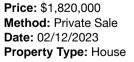


Price: \$1,890,000 Method: Private Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 489 sqm approx

47 Naples Rd MENTONE 3194 (REI)



Agent Comments



Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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Agent Comments

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