

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

5 Rivoli Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,450,000

Property Type House

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	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

Ryan Castles
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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending September 2023: \$1,450,000



4 2 3

Property Type: House

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



30 Tibbles St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

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)

Agent Comments

4 2 2

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

3 2 2

Price: \$1,820,000

Method: Private Sale

Date: 02/12/2023

Property Type: House

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