

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

7/28 MENTONE PARADE MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

2/59 MILAN STREET MENTONE VIC 3194	750000	25-Mar-24
7/32 MENTONE PARADE MENTONE VIC 3194	712000	27-Apr-24
3/4 THE CORSO PARKDALE VIC 3195	805000	16-May-24

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 6 months.~~

This Statement of Information was prepared on: 09 July 2024



2/59 MILAN STREET MENTONE VIC 3194 Sold Price

750000 Sold Date **25-Mar-24**

2 1 1

Distance **0.91km**



7/32 MENTONE PARADE MENTONE VIC 3194 Sold Price

712000 Sold Date **27-Apr-24**

2 1 1

Distance **0.06km**



3/4 THE CORSO PARKDALE VIC 3195 Sold Price

805000 Sold Date **16-May-24**

3 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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