

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

7/32 Mentone Parade, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Mentone

Period - From 01/10/2023 to 31/12/2023 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.

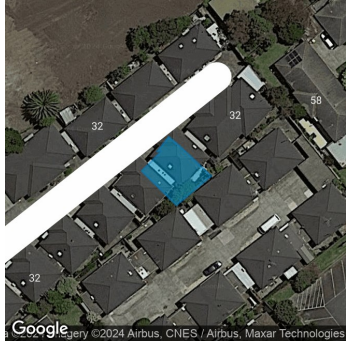
	Address of comparable property	Price	Date of sale
1	17/158 Como Pde.W PARKDALE 3195	\$677,000	27/02/2024
2	4/113 Warrigal Rd MENTONE 3194	\$665,500	16/03/2024
3	6/28 Florence St MENTONE 3194	\$665,000	17/02/2024

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:

26/03/2024 09:31



2 1 1

Property Type: Unit
Land Size: 122 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
December quarter 2023: \$670,000

Comparable Properties



17/158 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$677,000
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Unit



4/113 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$665,500
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit



6/28 Florence St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Townhouse (Res)

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