

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

8 Chicquita Circuit, Mentone Vic 3194

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Mentone

Period - From 01/07/2023 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	19 Silverbanks Gr MENTONE 3194	\$915,000	31/10/2023
2	2/19 Laburnum St PARKDALE 3195	\$875,000	24/06/2023
3	8 Silverbanks Gr MENTONE 3194	\$835,000	01/08/2023

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:

22/11/2023 15:19

8 Chicquita Circuit, Mentone Vic 3194



3 3 2

Property Type: Townhouse (Res)

Land Size: 93 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

September quarter 2023: \$765,000

Comparable Properties



19 Silverbanks Gr MENTONE 3194 (REI)

Agent Comments

3 3 2

Price: \$915,000

Method: Auction Sale

Date: 31/10/2023

Property Type: Townhouse (Res)



2/19 Laburnum St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 24/06/2023

Property Type: Townhouse (Single)



8 Silverbanks Gr MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$835,000

Method: Sold Before Auction

Date: 01/08/2023

Property Type: Townhouse (Res)

Account - Jellis Craig



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