

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

1/10 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$1,059,000 Property Type House Suburb Mentone

Period - From 01/04/2020 to 30/06/2020 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 | 7 Houston St MENTONE 3194 | \$722,000 | 08/07/2020 |
| 2 | 1a Victoria St PARKDALE 3195 | \$719,000 | 01/06/2020 |
| 3 | 2/33 Robert St PARKDALE 3195 | \$685,000 | 27/06/2020 |

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:

28/09/2020 10:52



2 2 1

Property Type: House
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
June quarter 2020: \$1,059,000

Comparable Properties



7 Houston St MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$722,000
Method: Private Sale
Date: 08/07/2020
Property Type: House (Res)
Land Size: 331 sqm approx



1a Victoria St PARKDALE 3195 (REI/VG)

Agent Comments

2 1 2

Price: \$719,000
Method: Private Sale
Date: 01/06/2020
Property Type: Townhouse (Single)
Land Size: 217 sqm approx



2/33 Robert St PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$685,000
Method: Auction Sale
Date: 27/06/2020
Rooms: 4
Property Type: Unit