

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

4/176 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$730,250 Property Type Unit 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	16/31-35 Como Pde.E MENTONE 3194	\$567,000	04/07/2020
2	3/12 Olive Gr PARKDALE 3195	\$551,000	10/07/2020
3	62/62-76 Cavanagh St CHELTENHAM 3192	\$540,000	10/09/2020

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:

02/10/2020 08:27



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
June quarter 2020: \$730,250

Comparable Properties



16/31-35 Como Pde.E MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$567,000
Method: Auction Sale
Date: 04/07/2020
Property Type: Apartment



3/12 Olive Gr PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$551,000
Method: Private Sale
Date: 10/07/2020
Rooms: 5
Property Type: Unit
Land Size: 200 sqm approx



62/62-76 Cavanagh St CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$540,000
Method: Sale
Date: 10/09/2020
Property Type: Retirement Village Individual Flat/Unit