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	4/26 PATTY STREET 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$672,500	Property type	Unit	Suburb	Mentone
Period-from	01 Aug 2023	to	31 Jul 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
2/22 PATTY STREET MENTONE VIC 3194	$680,000	20-Mar-24
3/178 WARRIGAL ROAD MENTONE VIC 3194	$620,000	16-Mar-24
1/176 WARRIGAL ROAD MENTONE VIC 3194	$600,000	17-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: 27 August 2024

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2/22 PATTY STREET MENTONE VIC 3194 Sold Price **$680,000** Sold Date **20-Mar-24**

2 1 1 Distance **0.05km**



3/178 WARRIGAL ROAD MENTONE VIC 3194 Sold Price **$620,000** Sold Date **16-Mar-24**

2 1 1 Distance **1.37km**



1/176 WARRIGAL ROAD MENTONE VIC 3194 Sold Price **$600,000** Sold Date **17-May-24**

2 1 2 Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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