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	8/48 PLUMMER ROAD 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	$680,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$632,000	Property type	Unit	Suburb	Mentone
Period-from	01 Jul 2022	to	30 Jun 2023	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
6/61 MILAN STREET MENTONE VIC 3194	$730,000	21-May-23
2/46 PLUMMER ROAD MENTONE VIC 3194	$720,000	22-May-23
5/14-16 WARRIGAL ROAD PARKDALE VIC 3195	$695,000	28-Mar-23

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: 28 July 2023

Robert Pullia
P 0395833246
M 0407323423
E robert.pullia@belleproperty.com



6/61 MILAN STREET MENTONE VIC 3194

2 1 1

Sold Price **$730,000** Sold Date **21-May-23**

Distance **0.1km**



2/46 PLUMMER ROAD MENTONE VIC 3194

2 1 1

Sold Price **$720,000** Sold Date **22-May-23**

Distance **0.03km**



5/14-16 WARRIGAL ROAD PARKDALE VIC 3195

2 1 1

Sold Price **$695,000** Sold Date **28-Mar-23**

Distance **1.46km**

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

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