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	2/118 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	$310,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Mentone
Period-from	01 May 2023	to	30 Apr 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
6/30 RIVIERA STREET MENTONE VIC 3194	$320,000	16-Jan-24
1/7 COMO PARADE EAST MENTONE VIC 3194	$355,000	16-Dec-23
1/13 LOWER DANDENONG ROAD MENTONE VIC 3194	$355,000	20-Mar-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: 20 May 2024

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6/30 RIVIERA STREET MENTONE VIC 3194

1 1 1

Sold Price **$320,000** Sold Date **16-Jan-24**

Distance **0.61km**



1/7 COMO PARADE EAST MENTONE VIC 3194

1 1 1

Sold Price **$355,000** Sold Date **16-Dec-23**

Distance **0.6km**



1/13 LOWER DANDENONG ROAD MENTONE VIC 3194

1 1 1

Sold Price RS **$355,000** Sold Date **20-Mar-24**

Distance **0.89km**

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

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