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	212/81 Warrigal Road, Mentone, VIC 3194

Indicative selling price

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

Single price		or range between	$450,000	&	$470,000

Median sale price

Median price	$672,500	Property type	Unit	Suburb	MENTONE
Period - From	28/08/2023	to	27/08/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	306/7 Balcombe Road Mentone Vic 3194	$485,000	2024-08-01
2	211/81 Warrigal Road Mentone VIC 3194	$450,000	2024-04-20
3	107/35 Childers Street Mentone Vic 3194	$480,000	2024-05-14

This Statement of Information was prepared on: 28/08/2024

CONSUMER AFFAIRS VICTORIA