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	2/132 Charman Road, Mentone, VIC 3194

Indicative selling price

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

Single price		or range between	$1,150,000	&	$1,195,000

Median sale price

Median price	$ 1,335,000	Property type	House	Suburb	MENTONE
Period - From	29/03/2024	to	28/09/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/212-214 Charman Road Cheltenham Vic 3192	$1,150,000	2024-05-22
2	152 Oak Avenue Mentone Vic 3194	$1,212,500	2024-06-12
3	3a Sinclair Street Cheltenham Vic 3192	$1,240,000	2024-07-18

This Statement of Information was prepared on: 29/09/2024

CONSUMER AFFAIRS VICTORIA