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	6/78 BEACH 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	$1,150,000	&	$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,500	Property type	Unit	Suburb	Mentone
Period-from	01 Oct 2023	to	30 Sep 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
1 MCINDOE PARADE PARKDALE VIC 3195	$1,250,000	20-Jun-24
2/128-130 CHARMAN ROAD MENTONE VIC 3194	$1,200,000	29-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: 30 October 2024

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



1 MCINDOE PARADE PARKDALE VIC 3195

2 1 1

Sold Price RS **$1,250,000** UN

Sold Date **20-Jun-24**

Distance **1.92km**



2/128-130 CHARMAN ROAD MENTONE VIC 3194

3 2 1

Sold Price RS **$1,200,000**

Sold Date **29-May-24**

Distance **1.44km**

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

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