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	119 Patty Street, Mentone, VIC 3194

Indicative selling price

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

Range between $1,000,000 & $1,095,000

Median sale price

Median price $1,335,000 Property Type House Suburb MENTONE

Period - From 12/05/2024 to 11/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 22 Eden Street Cheltenham Vic 3192	$1,166,000	2024-07-10
2 8 Eagland Road Cheltenham Vic 3192	$1,091,000	2024-07-27
3 181 Balcombe Road Beaumaris Vic 3193	$1,250,000	2024-08-17

This Statement of Information was prepared on: 12/11/2024