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	108/81 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between | $385,000 | & | $400,000

Median sale price*

Median price	$345,000	Property Type	Unit	Suburb	Mentone
Period - From	31/10/2018	to	31/10/2019	Source	REA

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 six 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	104/131 Parkers Rd PARKDALE 3195	$425,000	24/08/2019
2	604/7 Balcombe Rd MENTONE 3194	$425,000	17/05/2019
3	205/116 Balcombe Rd MENTONE 3194	$395,000	26/02/2019

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 six months.~~

This Statement of Information was prepared on: | 18/11/2019 13:35

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Indicative Selling Price
$385,000 - $400,000
Median Unit Price *
31/10/2018 - 31/10/2019: $345,000
* Agent calculated median

🛏 1   🛁 1   🚗 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

104/131 Parkers Rd PARKDALE 3195 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $425,000
Method: Auction Sale
Date: 24/08/2019
Property Type: Apartment

Agent Comments

604/7 Balcombe Rd MENTONE 3194 (VG)

🛏 1   🛁 -   🚗 -

Price: $425,000
Method: Sale
Date: 17/05/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

205/116 Balcombe Rd MENTONE 3194 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $395,000
Method: Private Sale
Date: 26/02/2019
Property Type: Apartment

Agent Comments