



## Mentone

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	1906 Mentone Blvd	1557	\$ 215.00	3	2	7/17/2023	\$ 335,000.00	17640	0.4	0298-113-01-0000
Mentone	1268 Rose St	780	\$ 352.00	2	1	7/17/2023	\$ 275,000.00	7000	0.16	0298-313-05-0000
Mentone	31232 Nice Ave	1527	\$ 340.00	3	2	7/18/2023	\$ 520,000.00	5000	0.11	0298-401-06-0000

<b>Total Sales:</b>	<b>3</b>
<b>Average Sales Price:</b>	<b>\$376,666.67</b>
<b>Average Square Feet:</b>	<b>1288</b>