

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1/38 Acacia Avenue,
MENTONE 3194**

Indicative selling price

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

Range \$790,000 - \$860,000

Median sale price

Median **Townhouse** for **MENTONE** for period **Oct 2018 - Oct 2019**

Sourced from realestate.com.au.

\$722,500

Comparable property sales

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 the most comparable to the property for sale.

5A Acacia Avenue,
Mentone 3194

Price \$852,000 Sold 03
August 2019

5 Acacia Avenue,
Mentone 3194

Price \$900,000 Sold 26 July
2019

2/19 Houston Street,
Mentone 3194

Price \$800,000 Sold 16
October 2019

This Statement of Information was prepared on 30th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Townhouse



3 beds



2 baths



1 parking

Ray White Cheltenham

2/350 Charman Road,
Cheltenham VIC 3192

Contact agents



Kevin Chokshi
Ray White

(03) 9880 2310
0430 195 517

kevin.chokshi@raywhite.com



Nakita Tate
Ray White

(03) 9880 2305
0423 720 473

nakita.tate@raywhite.com

