

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

25 Acacia Avenue 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,250

Property type

House

Suburb

Mentone

Period-from

01 Jan 2021

to

31 Dec 2021

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

21 Olive Grove Mentone VIC 3194	\$1,200,000	15-Oct-21
5 Steven Court Mordialloc VIC 3195	\$1,070,000	11-Dec-21
7 Alice Street Cheltenham VIC 3192	\$1,174,000	20-Nov-21

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: 27 January 2022

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21 Olive Grove Mentone VIC 3194

Sold Price

\$1,200,000

Sold Date

15-Oct-21



3



1



2

Distance

0.57km



5 Steven Court Mordialloc VIC 3195

Sold Price

^{RS} **\$1,070,000**

Sold Date

11-Dec-21



4



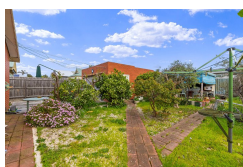
2



2

Distance

1.17km



7 Alice Street Cheltenham VIC 3192

Sold Price

^{RS} **\$1,174,000**

Sold Date

20-Nov-21



3



1



2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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