

## 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

1/47 Albenca Street Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,550

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2019

to

30 Sep 2020

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

19/23-25 Olive Grove Mentone VIC 3194	\$368,000	21-Jul-20
2/7 Como Parade East Mentone VIC 3194	\$320,000	29-Jul-20
6/89 Collins Street Mentone VIC 3194	\$315,000	08-Aug-20

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: 26 October 2020

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**19/23-25 Olive Grove Mentone VIC 3194** Sold Price **\$368,000** Sold Date **21-Jul-20**

 1  1  -

Distance **0.82km**



**2/7 Como Parade East Mentone VIC 3194** Sold Price **\$320,000** Sold Date **29-Jul-20**

 1  1  1

Distance **0.95km**



**6/89 Collins Street Mentone VIC 3194** Sold Price **\$315,000** Sold Date **08-Aug-20**

 1  1  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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