

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

1/15 Avenza Street, Mentone Vic 3194

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Mentone

Period - From 01/01/2021

to 31/12/2021

Source REIV

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	1/31 Albenca St MENTONE 3194	\$788,000	23/10/2021
2	2/19 Taylor St PARKDALE 3195	\$755,000	19/11/2021
3	3/53-55 Blackwood Av MENTONE 3194	\$730,000	12/02/2022

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:

02/03/2022 08:58



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2021: \$750,000

Comparable Properties



1/31 Albenca St MENTONE 3194 (REI)

Agent Comments

 2  1  1

Price: \$788,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Unit

Land Size: 196 sqm approx



2/19 Taylor St PARKDALE 3195 (REI)

Agent Comments

 2  1  1

Price: \$755,000

Method: Sold Before Auction

Date: 19/11/2021

Property Type: Unit



3/53-55 Blackwood Av MENTONE 3194 (REI)

Agent Comments

 2  1  2

Price: \$730,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit