

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

4/11 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2023

to 31/12/2023

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	2/113 Warrigal Rd MENTONE 3194	\$652,000	15/12/2023
2	13/32 Mentone Pde MENTONE 3194	\$625,000	23/10/2023
3	3/13 Albenca St MENTONE 3194	\$620,000	16/12/2023

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:

29/02/2024 08:55

4/11 Albenca Street, Mentone Vic 3194



 2  1  1

Property Type: Unit
Land Size: 139 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2023: \$670,000

Comparable Properties



2/113 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$652,000
Method: Private Sale
Date: 15/12/2023
Property Type: Unit



13/32 Mentone Pde MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit



3/13 Albenca St MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit
Land Size: 160 sqm approx

Account - Jellis Craig



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