

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

11 Silverbanks Grove, Mentone Vic 3194

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$1,185,000 Property Type Townhouse Suburb Mentone

Period - From 17/09/2023 to 16/09/2024 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	2/18 Swanston St MENTONE 3194	\$851,000	02/09/2024
2	1/40 Herald St CHELTENHAM 3192	\$870,000	10/08/2024
3	19b Margaret St PARKDALE 3195	\$870,000	28/06/2024

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:

17/09/2024 16:18

11 Silverbanks Grove, Mentone Vic 3194



Property Type: Townhouse
(Single)
Land Size: 98 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$930,000
Median Townhouse Price
17/09/2023 - 16/09/2024: \$1,185,000

Comparable Properties



2/18 Swanston St MENTONE 3194 (REI)

Agent Comments



Price: \$851,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)



1/40 Herald St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 299 sqm approx



19b Margaret St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 28/06/2024
Property Type: Townhouse (Single)
Land Size: 243 sqm approx

Account - Jellis Craig



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