

# 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

4/12 Phillip Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$820,000

### Median sale price

Median price \$1,225,500

Property Type Townhouse

Suburb Mentone

Period - From 15/02/2022

to

14/02/2023

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 | 8/1 Latrobe St CHELTENHAM 3192 | \$842,000 | 05/11/2022   |
| 2 | 3/1 Phillip St MENTONE 3194    | \$840,000 | 16/12/2022   |
| 3 | 11a Alvena St MENTONE 3194     | \$760,000 | 12/10/2022   |

**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:

15/02/2023 16:00

4/12 Phillip Street, Mentone Vic 3194

**Jellis  
Craig**

Melina Scriva

9194 1200

0419 348 606

melinascriva@jellisrcraig.com.au

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Townhouse Price**

15/02/2022 - 14/02/2023: \$1,225,500



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**8/1 Latrobe St CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$842,000

**Method:** Private Sale

**Date:** 05/11/2022

**Property Type:** Townhouse (Single)



**3/1 Phillip St MENTONE 3194 (VG)**

Agent Comments



**Price:** \$840,000

**Method:** Sale

**Date:** 16/12/2022

**Property Type:** Flat/Unit/Apartment (Res)



**11a Alvena St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 12/10/2022

**Property Type:** Townhouse (Res)

**Land Size:** 193 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.