

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

1/4 Avenza Street Mentone VIC 3194

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2020

to

30 Apr 2021

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

1/35 Levanto Street Mentone VIC 3194	\$655,000	28-Feb-21
2 Broome Avenue Mentone VIC 3194	\$749,000	30-Jul-20
2B Broome Avenue Mentone VIC 3194	\$681,600	30-Nov-19

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: 05 May 2021



1/35 Levanto Street Mentone VIC 3194

Sold Price

\$655,000

Sold Date

28-Feb-21

 2

 1

 1

Distance

0.38km



2 Broome Avenue Mentone VIC 3194

Sold Price

\$749,000

Sold Date

30-Jul-20

 2

 1

 2

Distance

0.52km



2B Broome Avenue Mentone VIC 3194

Sold Price

\$681,600

Sold Date

30-Nov-19

 2

 1

 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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