

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

8/3-5 ALVENA 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2023

to

31 Dec 2023

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

18/3-5 ALVENA STREET MENTONE VIC 3194	\$550,000	09-Sep-23
3/7 PHILLIP STREET MENTONE VIC 3194	\$570,000	26-Oct-23
3/8 ANDERSON COURT MENTONE VIC 3194	\$590,000	18-Nov-23

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: 16 January 2024



18/3-5 ALVENA STREET MENTONE VIC 3194 Sold Price **\$550,000** Sold Date **09-Sep-23**

2 2 1

Distance **0.02km**



3/7 PHILLIP STREET MENTONE VIC 3194 Sold Price **\$570,000** Sold Date **26-Oct-23**

2 2 1

Distance **0.07km**



3/8 ANDERSON COURT MENTONE VIC 3194 Sold Price **\$590,000** Sold Date **18-Nov-23**

2 1 1

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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