

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

1/2-10 Teague Avenue 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2021

to

31 Dec 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

209/5 Maude Street Cheltenham VIC 3192	\$695,000	23-Dec-21
5/3-5 Alvena Street Mentone VIC 3194	\$675,000	11-Oct-21
7/5 Phillip Street Mentone VIC 3194	\$652,000	25-Sep-21

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: 14 January 2022



209/5 Maude Street Cheltenham VIC 3192

 2  2  1

Sold Price

^{RS}

\$695,000

Sold Date

23-Dec-21

Distance

1.88km



5/3-5 Alvena Street Mentone VIC 3194

 2  2  1

Sold Price

\$675,000

Sold Date

11-Oct-21

Distance

0.45km



7/5 Phillip Street Mentone VIC 3194

 2  2  1

Sold Price

\$652,000

Sold Date

25-Sep-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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