

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 Olive Grove, Mentone Vic 3194

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,445,000

Property Type House

Suburb Mentone

Period - From 01/07/2024

to 30/09/2024

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	19 Glenelg Dr MENTONE 3194	\$1,360,000	13/09/2024
2	7 Cedric St PARKDALE 3195	\$1,470,000	18/07/2024
3	12 Lachlan St MENTONE 3194	\$1,370,000	08/06/2024

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:

30/11/2024 08:38

11 Olive Grove, Mentone Vic 3194



 4  2  2

Property Type: House (Res)
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2024: \$1,445,000

Comparable Properties



19 Glenelg Dr MENTONE 3194 (REI)

Agent Comments

 4  2  2

Price: \$1,360,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)



7 Cedric St PARKDALE 3195 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,470,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 652 sqm approx



12 Lachlan St MENTONE 3194 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,370,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 565 sqm approx

Account - Jellis Craig



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