

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 Catania Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,417,500

Property Type House

Suburb Mentone

Period - From 01/10/2023

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	1/37 Bonanza Rd BEAUMARIS 3193	\$1,350,000	01/11/2024
2	19 Sarzana St MENTONE 3194	\$1,300,000	11/09/2024
3	3/134 Collins St MENTONE 3194	\$1,310,000	14/05/2024

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:

06/11/2024 13:31

1 Catania Street, Mentone Vic 3194

Amanda Harrison

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3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2024: \$1,417,500

Comparable Properties



1/37 Bonanza Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 1

Price: \$1,350,000

Method: Auction Sale

Date: 01/11/2024

Property Type: Townhouse (Single)



19 Sarzana St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Townhouse (Res)

Land Size: 183 sqm approx



3/134 Collins St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Private Sale

Date: 14/05/2024

Property Type: Townhouse (Single)

Land Size: 230 sqm approx

Account - Jellis Craig



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