### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 25 Delville Avenue, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$1,250,000		&		\$1,350,0	00		
Median sale p	rice							
Median price	\$1,492,000	Pro	operty Type	Hou	se		Suburb	Mentone
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	27 Hibiscus Av CHELTENHAM 3192	\$1,460,000	19/08/2023
2	34 Murray St MENTONE 3194	\$1,305,000	12/09/2023
3	1 Cedar St MENTONE 3194	\$1,260,000	17/06/2023

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.

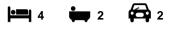
This Statement of Information was prepared on:

04/10/2023 09:41



## WHIJEFOX





Property Type: House Land Size: 627 sqm approx Agent Comments Michael Martin 9068 4850 0478 011 216 michaelm@whitefoxrealestate.com.au

> Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2023: \$1,492,000

# **Comparable Properties**

	27 Hibiscus Av CHELTENHAM 3192 (REI) 4 4 2 2 2	Agent Comments
	Price: \$1,460,000 Method: Auction Sale	
	Date: 19/08/2023 Property Type: House (Res) Land Size: 616 sqm approx	
	34 Murray St MENTONE 3194 (REI) 4 4 2 2 2	Agent Comments
	Price: \$1,305,000 Method: Private Sale	
IDE SARA	Date: 12/09/2023	
HOOGIS	Property Type: House Land Size: 567 sqm approx	
	1 Cedar St MENTONE 3194 (REI/VG)	Agent Comments
	Price: \$1,260,000	
and the second second	Method: Auction Sale Date: 17/06/2023	
	Property Type: House (Res)	

#### Account - Whitefox Real Estate | P: 96459699



propertydata

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Land Size: 660 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.