Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,140,000 & \$1,240,000	Range between	\$1,140,000	&	\$1,240,000
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Median sale price

Median price	\$1,185,000	Pro	perty Type	Townhouse		Suburb	Mentone
Period - From	21/11/2023	to	20/11/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	4/4-6 Florence St MENTONE 3194	\$1,270,000	12/09/2024
2	1/59 Albenca St MENTONE 3194	\$1,120,000	26/08/2024
3			

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:	21/11/2024 09:22



Date of sale

BARRYPLANT

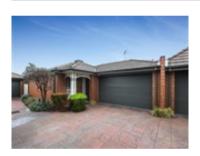


Indicative Selling Price \$1,140,000 - \$1,240,000 Median Townhouse Price 21/11/2023 - 20/11/2024: \$1,185,000





Comparable Properties



4/4-6 Florence St MENTONE 3194 (REI)

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2

a 2

Agent Comments

Price: \$1,270,000 **Method:** Private Sale **Date:** 12/09/2024

Property Type: Townhouse (Single)

1/59 Albenca St MENTONE 3194 (REI)

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Agent Comments

Price: \$1,120,000 **Method:** Private Sale **Date:** 26/08/2024

Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9586 0500



