

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

10 Shearman Crescent, 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	7 Albenca St MENTONE 3194	\$1,277,500	13/11/2024
2	71 Evesham Rd CHELTENHAM 3192	\$1,311,000	21/06/2024
3	65 Blackwood Av MENTONE 3194	\$1,335,000	13/06/2024

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:

02/12/2024 16:36

10 Shearman Crescent, Mentone Vic 3194

Amanda Harrison

03 9585 5667

0402 128 801

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 4  2  2

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

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

Comparable Properties



7 Albenca St MENTONE 3194 (REI)

Agent Comments

 4  1  4

Price: \$1,277,500

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)

Land Size: 809 sqm approx



71 Evesham Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,311,000

Method: Private Sale

Date: 21/06/2024

Property Type: House

Land Size: 567 sqm approx



65 Blackwood Av MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Private Sale

Date: 13/06/2024

Property Type: House

Land Size: 538 sqm approx

Account - Jellis Craig



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