

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

13/28 Florence Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$665,000

Property Type

Unit

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	7/117-119 Balcombe Rd MENTONE 3194	\$605,000	23/08/2024
2	3/41 Albenca St MENTONE 3194	\$550,000	10/07/2024
3	5/117-119 Balcombe Rd MENTONE 3194	\$574,000	22/05/2024

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:

31/10/2024 16:30

13/28 Florence Street, Mentone Vic 3194



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending September 2024: \$665,000

Comparable Properties



7/117-119 Balcombe Rd MENTONE 3194 (REI) Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 23/08/2024
Property Type: Unit



3/41 Albenca St MENTONE 3194 (REI/VG) Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 10/07/2024
Property Type: Unit



5/117-119 Balcombe Rd MENTONE 3194 (REI) Agent Comments

2 1 1

Price: \$574,000
Method: Private Sale
Date: 22/05/2024
Property Type: Unit

Account - Jellis Craig



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