

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

20/23-25 Olive Grove, Mentone Vic 3194

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Mentone

Period - From 01/04/2021

to

30/06/2021

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	2/15 Florence St MENTONE 3194	\$400,000	26/06/2021
2	5/259 Nepean Hwy PARKDALE 3195	\$390,000	16/03/2021
3	3/14 Laburnum St PARKDALE 3195	\$402,000	24/02/2021

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:

17/07/2021 11:54



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$380,000 - \$410,000
Median Unit Price
 June quarter 2021: \$855,000

Comparable Properties



2/15 Florence St MENTONE 3194 (REI)

Agent Comments

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Price: \$400,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Unit



5/259 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 16/03/2021
Property Type: Unit



3/14 Laburnum St PARKDALE 3195 (VG)

Agent Comments

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Price: \$402,000
Method: Sale
Date: 24/02/2021
Property Type: Flat/Unit/Apartment (Res)