

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

1/23 Broome Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,225,500

Property Type Townhouse

Suburb Mentone

Period - From 27/08/2021

to

26/08/2022

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	4 Albenca St MENTONE 3194	\$1,100,000	29/04/2022
2	6 David Ct CHELTENHAM 3192	\$1,090,000	15/08/2022
3	2/20 Albenca St MENTONE 3194	\$1,000,000	28/05/2022

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:

27/08/2022 14:49



3/4 2 1+

Property Type: Townhouse

Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

27/08/2021 - 26/08/2022: \$1,225,500

Comparable Properties



4 Albenca St MENTONE 3194 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 29/04/2022

Property Type: House (Res)

Land Size: 362 sqm approx



6 David Ct CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Private Sale

Date: 15/08/2022

Property Type: House (Res)

Land Size: 324 sqm approx



2/20 Albenca St MENTONE 3194 (REI/VG)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 28/05/2022

Property Type: Unit