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	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,225,500	Pro	operty Type	Том	nhouse		Suburb	Mentone
Period - From	27/08/2021	to	26/08/2022		Sc	ource	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.

Add	dress 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







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) '⇔ -4 -

6 David Ct CHELTENHAM 3192 (REI)

6 2

Price: \$1,100,000 Method: Sale Date: 29/04/2022 Property Type: House (Res) Land Size: 362 sqm approx

Agent Comments

Agent Comments



Price: \$1,090,000 Method: Private Sale Date: 15/08/2022

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Property Type: House (Res) Land Size: 324 sqm approx

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



Agent Comments

Price: \$1,000,000 Method: Sold Before Auction Date: 28/05/2022 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216



propertydata

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