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

11/3-5 Alvena Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$475,000			
Median sale p	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths 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	5/49 Balcombe Rd MENTONE 3194	\$460,000	30/03/2022
2			
3			

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:

06/07/2022 09:52









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$450,000 - \$475,000 Median Unit Price March quarter 2022: \$653,000

Agent Comments

Comparable Properties



5/49 Balcombe Rd MENTONE 3194 (REI/VG)



Price: \$460,000 Method: Sold Before Auction Date: 30/03/2022 Property Type: Apartment

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.

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