

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

84 Blackwood Avenue Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,061,500

Property type

House

Suburb

Mentone

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

8 Maxine Court Mentone VIC 3194	\$950,000	01-Dec-20
10 Daniel Court Mentone VIC 3194	\$900,000	06-Oct-20
2 Johnston Street Mentone VIC 3194	\$950,000	04-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 01 March 2021

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8 Maxine Court Mentone VIC 3194

Sold Price

\$950,000

Sold Date

01-Dec-20

 3  2  2

Distance

0.14km



10 Daniel Court Mentone VIC 3194

Sold Price

\$900,000

Sold Date

06-Oct-20

 3  1  3

Distance

0.49km



2 Johnston Street Mentone VIC 3194

Sold Price

\$950,000

Sold Date

04-Dec-20

 3  1  1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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