

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	23A Albenca Street, Mentone Vic 3194
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Indicative selling price

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

Single price \$1,040,000

Median sale price

Median price	\$1,160,000	House	X	Unit		Suburb	Mentone
Period - From	01/04/2018	to	31/03/2019	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	11a Cobham St CHELTENHAM 3192	\$1,075,000	03/06/2019
2	1/20 Olive Gr PARKDALE 3195	\$1,060,000	15/04/2019
3	7a Hicks St PARKDALE 3195	\$1,060,000	19/02/2019

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.



4 3.5 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



11a Cobham St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Private Sale

Date: 03/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



1/20 Olive Gr PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 15/04/2019

Rooms: -

Property Type: Townhouse (Single)



7a Hicks St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 19/02/2019

Rooms: -

Property Type: House

Land Size: 325 sqm approx