

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

13 Russell Court, Mentone Vic 3194

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Mentone

Period - From 01/04/2024

to 30/06/2024

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	15 Gillman St CHELTENHAM 3192	\$1,800,000	27/07/2024
2	29 Teague Av MENTONE 3194	\$1,740,000	01/07/2024
3	4 Erowal St BEAUMARIS 3193	\$1,775,000	21/05/2024

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:

02/10/2024 17:58



5 3 2

Property Type: House
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2024: \$1,401,000

Comparable Properties



15 Gillman St CHELTENHAM 3192 (REI)

Agent Comments

5 3 2

Price: \$1,800,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 709 sqm approx



29 Teague Av MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$1,740,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 660 sqm approx



4 Erowal St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 3

Price: \$1,775,000
Method: Private Sale
Date: 21/05/2024
Property Type: House (Res)
Land Size: 784 sqm approx