

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

17A Acacia Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,380,000

&

\$1,450,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Mentone

Period - From 26/04/2023

to

25/04/2024

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	9a Clare St PARKDALE 3195	\$1,450,000	19/04/2024
2	2/16 Acacia Av MENTONE 3194	\$1,416,000	11/12/2023
3	2/47 Venice St MENTONE 3194	\$1,380,000	07/02/2024

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:

26/04/2024 09:13

17A Acacia Avenue, Mentone Vic 3194



5 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,450,000

Median Townhouse Price

26/04/2023 - 25/04/2024: \$1,130,000

Comparable Properties



9a Clare St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 19/04/2024

Property Type: Townhouse (Single)

Land Size: 365 sqm approx



2/16 Acacia Av MENTONE 3194 (REI/VG)

Agent Comments

4 3 2

Price: \$1,416,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Single)



2/47 Venice St MENTONE 3194 (REI/VG)

Agent Comments

4 3 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig



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