

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

2/20 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$915,000

&

\$1,000,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Mentone

Period - From 01/04/2021

to

31/03/2022

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	1/192 Como Pde PARKDALE 3195	\$955,000	11/01/2022
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:

19/05/2022 13:25



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Property Type: Unit
Land Size: 328 sqm approx
Agent Comments

Indicative Selling Price

\$915,000 - \$1,000,000

Median Unit Price

Year ending March 2022: \$750,000

Comparable Properties

1/192 Como Pde PARKDALE 3195 (VG)

Agent Comments

 3  -  -

Price: \$955,000

Method: Sale

Date: 11/01/2022

Property Type: Flat/Unit/Apartment (Res)

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.