

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 ACACIA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,500

Property type

House

Suburb

Mentone

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

29 ACACIA AVENUE MENTONE VIC 3194	1250000	12-Sep-22
64 ALBENCA STREET MENTONE VIC 3194	1200000	17-Sep-22
15 MERIBAH COURT PARKDALE VIC 3195	1140000	13-Aug-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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29 ACACIA AVENUE MENTONE VIC 3194

Sold Price

^{RS} **1250000** ^{UN}

Sold Date **12-Sep-22**

4 2 2

Distance **0.02km**



64 ALBENCA STREET MENTONE VIC 3194

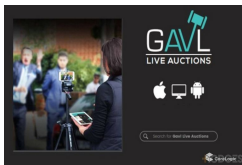
Sold Price

^{RS} **1200000**

Sold Date **17-Sep-22**

3 2 2

Distance **1.17km**



15 MERIBAH COURT PARKDALE VIC 3195

Sold Price

^{RS} **1140000**

Sold Date **13-Aug-22**

3 1 2

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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