

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

1/3 LEVANTO STREET 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

\$290,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

1/6 ALBENCA STREET MENTONE VIC 3194	\$315,000	01-Aug-22
2/35 PLUMMER ROAD MENTONE VIC 3194	\$345,000	08-Jul-22
6/23-25 OLIVE GROVE MENTONE VIC 3194	\$381,500	11-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 26 September 2022

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1/6 ALBENCA STREET MENTONE VIC 3194

1 1 1

Sold Price ^{RS} **\$315,000** ^{UN} Sold Date **01-Aug-22**

Distance **0.04km**



2/35 PLUMMER ROAD MENTONE VIC 3194

1 1 1

Sold Price **\$345,000** Sold Date **08-Jul-22**

Distance **1.52km**



6/23-25 OLIVE GROVE MENTONE VIC 3194

1 1 1

Sold Price **\$381,500** Sold Date **11-Jun-22**

Distance **0.45km**

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

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