

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

3 Avenza Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Mentone

Period - From 01/10/2021

to 31/12/2021

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	40 Evan St PARKDALE 3195	\$1,405,000	13/10/2021
2	2 Avon Ct MENTONE 3194	\$1,400,000	13/12/2021
3	22 Higham St CHELTENHAM 3192	\$1,377,000	12/02/2022

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:

01/03/2022 14:51



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2021: \$1,575,000

Comparable Properties



40 Evan St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 13/10/2021

Property Type: House (Res)

Land Size: 612 sqm approx



2 Avon Ct MENTONE 3194 (REI/VG)

Agent Comments

6 3 2

Price: \$1,400,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

Land Size: 627 sqm approx



22 Higham St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,377,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 717 sqm approx