

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

17/3-5 Alvena Street, Mentone Vic 3194

Indicative selling price

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

Range between \$490,000

&

\$520,000

Median sale price

Median price \$727,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2020

to 31/03/2021

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	16/80 Balcombe Rd MENTONE 3194	\$520,000	27/05/2021
2	33/80 Balcombe Rd MENTONE 3194	\$520,000	18/03/2021
3	211/35 Childers St MENTONE 3194	\$520,000	14/03/2021

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:

12/07/2021 09:35



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



16/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 27/05/2021

Property Type: Apartment



33/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 2 2

Price: \$520,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment

211/35 Childers St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 14/03/2021

Property Type: Flat/Unit/Apartment (Res)