

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

7 AVOCA COURT 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

House

Suburb

Mentone

Period-from

01 Apr 2021

to

31 Mar 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

2 AVON COURT MENTONE VIC 3194	\$1,400,000	13-Dec-21
24 HARPLEY STREET CHELTENHAM VIC 3192	\$1,476,000	13-Feb-22
43 OAK AVENUE CHELTENHAM VIC 3192	\$1,525,000	20-Nov-21

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: 19 April 2022



2 AVON COURT MENTONE VIC 3194

4 3 2

Sold Price **\$1,400,000** Sold Date **13-Dec-21**

Distance **0.28km**

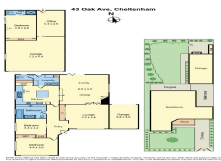


24 HARPLEY STREET CHELTENHAM VIC 3192

3 1 4

Sold Price ^{RS} **\$1,476,000** Sold Date **13-Feb-22**

Distance **0.47km**



43 OAK AVENUE CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,525,000** Sold Date **20-Nov-21**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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