Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	18/3-5 Alvena Street, Mentone Vic 3194
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$530,000 \$560,000 &

Median sale price

Median price	\$750,000	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	51/80 Balcombe Rd MENTONE 3194	\$560,000	28/07/2023
2	303/144 Collins St MENTONE 3194	\$540,000	25/04/2023
3			

OR

В* 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.

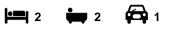
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Date of sale







Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$530,000 - \$560,000 **Median Unit Price** June guarter 2023: \$750,000

Comparable Properties



51/80 Balcombe Rd MENTONE 3194 (REI)

Price: \$560,000 Method: Private Sale Date: 28/07/2023

Property Type: Apartment

Agent Comments

Agent Comments



303/144 Collins St MENTONE 3194 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 25/04/2023

Property Type: Apartment

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



