#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	2/37 Levanto Street, Mentone Vic 3194
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$695,000 & \$750,000	Range between	\$695,000	&	\$750,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/07/2024	to	30/09/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/39 Levanto St MENTONE 3194	\$710,000	03/12/2024
2	16/42-44 Bourke St MENTONE 3194	\$749,999	16/11/2024
3	5/6 Venice St MENTONE 3194	\$745,000	12/10/2024

#### 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:	13/01/2025 13:47



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$695,000 - \$750,000 **Median Unit Price** September guarter 2024: \$680,000

## Comparable Properties



2/39 Levanto St MENTONE 3194 (REI)

Price: \$710,000 Method: Private Sale Date: 03/12/2024 Property Type: Unit

**Agent Comments** 



16/42-44 Bourke St MENTONE 3194 (REI)





Agent Comments

Price: \$749,999 Method: Auction Sale Date: 16/11/2024 Property Type: Unit



5/6 Venice St MENTONE 3194 (REI/VG)

Price: \$745.000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit



Agent Comments

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





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