

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

2/37 Levanto Street, Mentone Vic 3194

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$680,000 Property 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 | Price | 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



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Property Type: Unit
Agent Comments

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

Comparable Properties



2/39 Levanto St MENTONE 3194 (REI)

[Agent Comments](#)

2 1 1

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



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

[Agent Comments](#)

2 1 1

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



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

[Agent Comments](#)

2 1 1

Price: \$745,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

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