

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

3/5 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$750,000

Property 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 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	4/42 Latrobe St MENTONE 3194	\$750,000	06/05/2023
2	1/68 Blackwood Av MENTONE 3194	\$733,500	06/05/2023
3	4/152 Balcombe Rd MENTONE 3194	\$685,000	25/04/2023

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:

21/08/2023 11:31

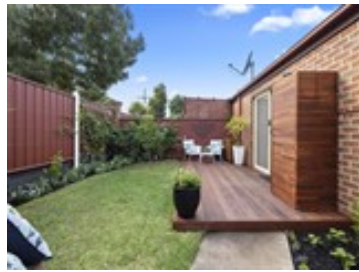


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Property Type: Unit
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
June quarter 2023: \$750,000

Comparable Properties



4/42 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit
Land Size: 158 sqm approx



1/68 Blackwood Av MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$733,500
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit

4/152 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$685,000
Method: Sale
Date: 25/04/2023
Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP