## 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

1/59 Albenca Street, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,530,000	Pro	operty Type	Hou	ise		Suburb	Mentone
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/64 Balcombe Rd MENTONE 3194	\$1,055,000	22/04/2023
2	43 Derring La CHELTENHAM 3192	\$1,040,000	11/02/2023
3	1/24 Winsome St MENTONE 3194	\$990,000	17/12/2022

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.

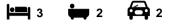
This Statement of Information was prepared on:

04/05/2023 15:33









**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending March 2023: \$1,530,000

# **Comparable Properties**



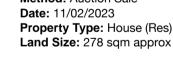
2/64 Balcombe Rd MENTONE 3194 (REI)

43 Derring La CHELTENHAM 3192 (REI/VG)

Price: \$1,055,000 Method: Private Sale Date: 22/04/2023 Property Type: Townhouse (Single) Land Size: 352 sqm approx Agent Comments



Price: \$1,040,000 Method: Auction Sale





1/24 Winsome St MENTONE 3194 (REI/VG)



ONE 3194 (REI/VG)

Agent Comments

Agent Comments

Price: \$990,000 Method: Auction Sale Date: 17/12/2022 Property Type: Townhouse (Res)

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.