

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,530,000 Property Type House Suburb Mentone

Period - From 01/04/2022 to 31/03/2023 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	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$1,055,000

Method: Private Sale

Date: 22/04/2023

Property Type: Townhouse (Single)

Land Size: 352 sqm approx



43 Derring La CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 278 sqm approx



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

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)