

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

3/21 Palermo Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$686,250

Property Type

Unit

Suburb

Mentone

Period - From

01/07/2021

to

30/09/2021

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	20/23-25 Olive Gr MENTONE 3194	\$410,000	02/08/2021
2	2/15 Florence St MENTONE 3194	\$400,000	26/06/2021
3	2/5 Levanto St MENTONE 3194	\$392,878	23/07/2021

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:

19/11/2021 11:47

3/21 Palermo Street, Mentone Vic 3194

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

September quarter 2021: \$686,250



1 -

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



20/23-25 Olive Gr MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 02/08/2021

Property Type: Unit



2/15 Florence St MENTONE 3194 (REI/VG)

Agent Comments

1 1 -

Price: \$400,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

2/5 Levanto St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$392,878

Method: Sale

Date: 23/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200



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