

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

1A Harkin Avenue, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,920,000

Median sale price

Median price

\$1,400,500

Property Type

House

Suburb

Mentone

Period - From

21/10/2023

to

20/10/2024

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	92 Wells Rd BEAUMARIS 3193	\$1,940,000	10/08/2024
2	21a Fifth St PARKDALE 3195	\$1,950,000	26/05/2024
3	17 Elm Gr PARKDALE 3195	\$1,900,000	22/04/2024

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:

21/10/2024 15:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,920,000

Median House Price
21/10/2023 - 20/10/2024: \$1,400,500

Comparable Properties



92 Wells Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,940,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



21a Fifth St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 26/05/2024
Property Type: Townhouse (Res)
Land Size: 349 sqm approx



17 Elm Gr PARKDALE 3195 (REI)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 859 sqm approx

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