### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	19 Glenelg Drive, Mentone Vic 3194	
Including suburb and		
nostcode		

# postcode

#### Indicative selling price

Property offered for sale

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

Range between \$1,320,000 & \$1,350,000	Range between	\$1,320,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,401,000	Pro	perty Type	House		Suburb	Mentone
Period - From	01/04/2024	to	30/06/2024		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 sixmonths 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	65 Blackwood Av MENTONE 3194	\$1,335,000	13/06/2024
2			
3			

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:	09/09/2024 09:53





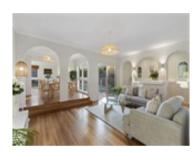




**Property Type:** House Agent Comments

Indicative Selling Price \$1,320,000 - \$1,350,000 Median House Price June quarter 2024: \$1,401,000

# Comparable Properties



65 Blackwood Av MENTONE 3194 (REI/VG)

**4** • 2

Price: \$1,335,000 Method: Private Sale Date: 13/06/2024 Property Type: House Land Size: 538 sqm approx **Agent Comments** 

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



