

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

10 Sycamore Avenue, Mentone Vic 3194

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Mentone

Period - From

01/04/2023

to

31/03/2024

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	12 Delville Av MENTONE 3194	\$1,305,000	25/11/2023
2	6 Franklin St MENTONE 3194	\$1,300,000	23/01/2024
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:

03/05/2024 14:06

10 Sycamore Avenue, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2024: \$1,415,000

Comparable Properties



12 Delville Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx



6 Franklin St MENTONE 3194 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 694 sqm approx

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 - Jellis Craig



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