

# 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 44 VOLTRI STREET, MENTONE, VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,270,000 & \$1,300,000

### Median sale price

Median price \$1,377,000 Property type House Suburb MENTONE

Period - From 01 January 2021 to 31 December 2021 Source Pricefinder

### Comparable property sales

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
57 VOLTRI ST, CHELTENHAM, VIC 3192	\$1,375,000	18/12/2021
17 GLENELG DR, MENTONE, VIC 3194	\$1,325,000	04/12/2021
24 JACARANDA AVE, CHELTENHAM, VIC 3192	\$1,265,000	27/10/2021

This Statement of Information was prepared on: 23/02/2022