

## 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

5/3-5 Alvena 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

8/26 Winsome Street Mentone VIC 3194	\$608,000	03-Jun-21
16/76-88 Balcombe Road Mentone VIC 3194	\$520,000	28-May-21
7/76-88 Balcombe Road Mentone VIC 3194	\$530,000	24-May-21

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 6 months.~~

This Statement of Information was prepared on: 01 October 2021

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**8/26 Winsome Street Mentone VIC 3194**

Sold Price

**\$608,000**

Sold Date

**03-Jun-21**

 2  1  2

Distance

**0.34km**



**16/76-88 Balcombe Road Mentone VIC 3194**

Sold Price

**\$520,000**

Sold Date

**28-May-21**

 2  2  1

Distance

**0.68km**



**7/76-88 Balcombe Road Mentone VIC 3194**

Sold Price

**\$530,000**

Sold Date

**24-May-21**

 2  2  1

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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