

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

14A TEAGUE AVENUE MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,065,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2023

to

31 Jan 2024

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

107D COLLINS STREET MENTONE VIC 3194	\$1,050,000	18-Sep-23
42A FOLLETT ROAD CHELTENHAM VIC 3192	\$1,061,000	02-Dec-23

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.

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**107D COLLINS STREET MENTONE
VIC 3194**

Sold Price

\$1,050,000

Sold Date

18-Sep-23

3 2 2

Distance

0.17km



**42A FOLLETT ROAD CHELTENHAM
VIC 3192**

Sold Price

^{RS} **\$1,061,000**

Sold Date

02-Dec-23

3 2 2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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