

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

15 Acacia Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,448,500

Property Type House

Suburb Mentone

Period - From 01/01/2023

to 31/12/2023

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	7 Acacia Av MENTONE 3194	\$1,086,000	18/08/2023
2	39 Houston St MENTONE 3194	\$1,060,000	29/09/2023
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:

13/02/2024 11:26

15 Acacia Avenue, Mentone Vic 3194



4 2 2

Property Type: House
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2023: \$1,448,500

Comparable Properties



7 Acacia Av MENTONE 3194 (VG)

Agent Comments

4 - -
Price: \$1,086,000
Method: Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 326 sqm approx



39 Houston St MENTONE 3194 (REI/VG)

Agent Comments

4 2 2
Price: \$1,060,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: House (Res)
Land Size: 742 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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