

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

6 Clyve Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Mentone

Period - From 01/04/2024

to 30/06/2024

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	3b Rimmer St MENTONE 3194	\$1,395,000	06/04/2024
2	12 Hoffman St CHELTENHAM 3192	\$1,410,000	15/03/2024
3	2/55 Fourth St PARKDALE 3195	\$1,465,000	24/02/2024

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:

03/08/2024 18:46

6 Clyve Avenue, Mentone Vic 3194



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
June quarter 2024: \$1,401,000

Comparable Properties



3b Rimmer St MENTONE 3194 (REI/VG)

Agent Comments

4 3 2

Price: \$1,395,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)
Land Size: 290 sqm approx



12 Hoffman St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: Townhouse (Single)
Land Size: 272 sqm approx



2/55 Fourth St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,465,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)
Land Size: 430 sqm approx

Account - Jellis Craig



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