

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

1/15 Avenza Street 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

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,317

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2019

to

31 Aug 2020

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

3/1 Hilda Street Cheltenham VIC 3192	\$630,000	13-Apr-20
7/12-14 Hilda Street Cheltenham VIC 3192	\$630,000	06-Aug-20
73 Keith Street Parkdale VIC 3195	\$685,000	18-Jun-20

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: 03 September 2020

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3/1 Hilda Street Cheltenham VIC 3192

 2  1  1

Sold Price

\$630,000

Sold Date **13-Apr-20**

Distance

0.72km



7/12-14 Hilda Street Cheltenham VIC 3192

 2  1  2

Sold Price

^{RS} **\$630,000**

Sold Date **06-Aug-20**

Distance

0.77km



73 Keith Street Parkdale VIC 3195

 2  1  1

Sold Price

\$685,000

Sold Date **18-Jun-20**

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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