

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

38 Savona Street, Mentone Vic 3194

Indicative selling price

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

Range between \$720,000 & \$792,000

Median sale price

Median price

\$727,500

Property Type

Unit

Suburb

Mentone

Period - From

01/04/2020

to

31/03/2021

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	9/76 Collins St MENTONE 3194	\$746,000	24/12/2020
2	1/80 Mentone Pde MENTONE 3194	\$788,000	12/12/2020
3	11 Alvena St MENTONE 3194	\$725,000	12/12/2020

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:

31/05/2021 10:54



3 bedrooms - 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 169 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$792,000

Median Unit Price

Year ending March 2021: \$727,500

Comparable Properties



9/76 Collins St MENTONE 3194 (REI/VG)

Agent Comments

2 bedrooms - 2 bathrooms - 1 car

Price: \$746,000

Method: Private Sale

Date: 24/12/2020

Property Type: Townhouse (Single)

1/80 Mentone Pde MENTONE 3194 (VG)

Agent Comments

2 bedrooms - 1 bathroom - 1 car

Price: \$788,000

Method: Sale

Date: 12/12/2020

Property Type: Flat/Unit/Apartment (Res)



11 Alvena St MENTONE 3194 (REI/VG)

Agent Comments

3 bedrooms - 2 bathrooms - 3 cars

Price: \$725,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)

Land Size: 200 sqm approx