

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

3/13 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2022

to

30/09/2023

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	7/1-3 Venice St MENTONE 3194	\$610,000	21/09/2023
2	3/8 Anderson Ct MENTONE 3194	\$590,000	15/11/2023
3	2/7 Station St MENTONE 3194	\$565,000	07/09/2023

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:

05/12/2023 11:24

3/13 Albenca Street, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

Year ending September 2023: \$725,000

Comparable Properties



7/1-3 Venice St MENTONE 3194 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: Unit



3/8 Anderson Ct MENTONE 3194 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 15/11/2023

Property Type: Unit



2/7 Station St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 07/09/2023

Property Type: Unit

Account - Jellis Craig



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