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

12 Delville Avenue, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Mentone
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	34 Murray St MENTONE 3194	\$1,305,000	11/09/2023
2	21 Blackburn Dr CHELTENHAM 3192	\$1,301,000	27/06/2023
3	8 Sycamore Av MENTONE 3194	\$1,275,000	20/09/2023

OR

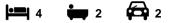
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/10/2023 09:26







Property Type: House (Res) **Land Size:** 604 sqm approx Agent Comments Byron Kerr 0395855667 0421192271 byronkerr@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending September 2023: \$1,450,000

Comparable Properties



34 Murray St MENTONE 3194 (REI)



Price: \$1,305,000 Method: Private Sale Date: 11/09/2023 Property Type: House (Res) Land Size: 567 sqm approx Agent Comments



21 Blackburn Dr CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$1,301,000 Method: Sold Before Auction Date: 27/06/2023 Property Type: House (Res) Land Size: 535 sqm approx



8 Sycamore Av MENTONE 3194 (REI)

Agent Comments

Price: \$1,275,000 Method: Sold Before Auction Date: 20/09/2023 Property Type: House (Res) Land Size: 779 sqm approx

Account - Jellis Craig



propertydata wi

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