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

12B Gainsborough Road, Mentone Vic 3194

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,134,000 | Property Type Townhouse | Suburb Mentone

Period - From 06/03/2023 to 05/03/2024 | 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	66a Keith St PARKDALE 3195	$1,420,000	28/09/2023
2	2/16 Acacia Av MENTONE 3194	$1,416,000	11/12/2023
3	76 Evan St PARKDALE 3195	$1,370,000	11/11/2023

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: 06/03/2024 15:25

CONSUMER AFFAIRS VICTORIA

12B Gainsborough Road, Mentone Vic 3194

🛏 🛁 - 🚗

Property Type:

Agent Comments

Comparable Properties

66a Keith St PARKDALE 3195 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $1,420,000
Method: Private Sale
Date: 28/09/2023
Property Type: Townhouse (Single)
Land Size: 325 sqm approx

Agent Comments

2/16 Acacia Av MENTONE 3194 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $1,416,000
Method: Private Sale
Date: 11/12/2023
Property Type: Townhouse (Single)

Agent Comments

76 Evan St PARKDALE 3195 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,370,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments

Account - Jellis Craig