

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

152 Oak Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,060,000 & \$1,140,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb Mentone

Period - From 30/05/2023 to 29/05/2024 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	96 Oak Av MENTONE 3194	\$1,120,000	24/02/2024
2	30 Streeon Dr MENTONE 3194	\$1,100,000	23/02/2024
3	8 Conder Way MENTONE 3194	\$1,040,000	07/03/2024

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:

30/05/2024 16:58

152 Oak Avenue, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,140,000
Median Townhouse Price
30/05/2023 - 29/05/2024: \$1,160,000

Comparable Properties



96 Oak Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)
Land Size: 209 sqm approx



30 Streeton Dr MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)
Land Size: 218 sqm approx



8 Conder Way MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 07/03/2024
Property Type: Townhouse (Single)
Land Size: 162 sqm approx

Account - Jellis Craig



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