

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

17A Acacia Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Mentone

Period - From 22/01/2023 to 21/01/2024 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	80b Albenca St CHELTENHAM 3192	\$1,585,000	28/10/2023
2	91B Devon St CHELTENHAM 3192	\$1,560,000	09/09/2023
3	1/3 Mentone Pde MENTONE 3194	\$1,528,500	11/10/2023

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:

22/01/2024 15:59

17A Acacia Avenue, Mentone Vic 3194



 5  2  2

Property Type: Townhouse
(Single)

Land Size: 445 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
22/01/2023 - 21/01/2024: \$1,130,000

Comparable Properties



80b Albenca St CHELTENHAM 3192 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,585,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 399 sqm approx

91B Devon St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

 4  3  1

Price: \$1,560,000

Method: Sold Before Auction

Date: 09/09/2023

Property Type: Townhouse (Res)

Land Size: 322 sqm approx

1/3 Mentone Pde MENTONE 3194 (VG)

[Agent Comments](#)

 4  -  -

Price: \$1,528,500

Method: Sale

Date: 11/10/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



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