

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

18 Blackwood Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Mentone

Period - From 01/01/2024 to 31/03/2024 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	9a Jacaranda Av CHELTENHAM 3192	\$1,200,000	18/01/2024
2	38a Lower Dandenong Rd MENTONE 3194	\$1,175,000	24/02/2024
3	200A Centre Dandenong Rd CHELTENHAM 3192	\$1,150,000	13/03/2024

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:

22/04/2024 14:53



4 2 2

Property Type: House
Land Size: 366 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
March quarter 2024: \$1,350,000

Comparable Properties



9a Jacaranda Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 18/01/2024
Property Type: Townhouse (Res)
Land Size: 258 sqm approx



38a Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

4 3 2

Price: \$1,175,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 306 sqm approx



200A Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,150,000
Method: Private Sale
Date: 13/03/2024
Property Type: Townhouse (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216