Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty 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

7,01	aress of comparable property	1 1100	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.

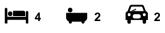
This Statement of Information was prepared on:	22/04/2024 14:53



Date of sale







Property Type: House Land Size: 366 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price March guarter 2024: \$1,350,000

Comparable Properties



9a Jacaranda Av CHELTENHAM 3192 (REI)

4

2

6 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 18/01/2024

Property Type: Townhouse (Res) **Land Size:** 258 sqm approx

Agent Comments



38a Lower Dandenong Rd MENTONE 3194

(REI)

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Price: \$1,175,000 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: House (Res) **Land Size:** 306 sqm approx

Agent Comments



200A Centre Dandenong Rd CHELTENHAM

3192 (REI)

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Price: \$1,150,000 Method: Private Sale Date: 13/03/2024

Property Type: Townhouse (Res)

Agent Comments

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



