

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 19 Sarzana Street, Mentone Vic 3194

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,350,000

**Median sale price**

Median price \$1,130,000 Property Type Townhouse Suburb Mentone  
Period - From 23/04/2023 to 22/04/2024 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	3b Rimmer St MENTONE 3194	\$1,395,000	06/04/2024
2	2/47 Venice St MENTONE 3194	\$1,380,000	07/02/2024
3	9b Blackwood Av MENTONE 3194	\$1,300,000	15/12/2023

**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: 23/04/2024 14:40