

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 25 Albenca Street, Mentone, VIC 3194

Indicative selling price

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

Single price or range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,380,000 Property type House Suburb MENTONE
Period - From 30/05/2023 to 29/05/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	22 Mena Avenue Cheltenham Vic 3192	\$\$1,371,000	2024-03-07
2	41 Hibiscus Avenue Cheltenham Vic 3192	\$\$1,200,000	2024-03-14
3	42 Devon Street Cheltenham Vic 3192	\$\$1,211,000	2024-04-19

This Statement of Information was prepared on: 30/05/2024

