

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

3/13 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Mentone

Period - From 23/11/2022 to 22/11/2023 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	11/19 Florence St MENTONE 3194	\$670,000	31/08/2023
2	13/32 Mentone Pde MENTONE 3194	\$625,000	23/10/2023
3	3/8 Anderson Ct MENTONE 3194	\$590,000	15/11/2023

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:

23/11/2023 14:44

3/13 Albenca Street, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
23/11/2022 - 22/11/2023: \$590,000

Comparable Properties



11/19 Florence St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 31/08/2023
Property Type: Unit



13/32 Mentone Pde MENTONE 3194 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit



3/8 Anderson Ct MENTONE 3194 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 15/11/2023
Property Type: Unit

Account - Jellis Craig



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