

# 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

3/14 Albenca 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 \$620,000 & \$680,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Mentone

Period - From 18/03/2023 to 17/03/2024 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	4/2 Gillman St CHELTENHAM 3192	\$695,000	14/10/2023
2	3/4 Coleman Ct CHELTENHAM 3192	\$670,000	22/12/2023
3	3/13 Albenca St MENTONE 3194	\$620,000	16/12/2023

**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:

18/03/2024 15:57

3/14 Albenca Street, Mentone Vic 3194



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
18/03/2023 - 17/03/2024: \$585,000

## Comparable Properties



4/2 Gillman St CHELTENHAM 3192 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit



3/4 Coleman Ct CHELTENHAM 3192 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** Unit



3/13 Albenca St MENTONE 3194 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** Unit  
**Land Size:** 160 sqm approx

**Account -** Jellis Craig



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