

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

3/41 Albenca Street, Mentone, VIC 3194
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Indicative selling price

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

Single price

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 or range between

\$550,000

 &

\$600,000

Median sale price

Median price

\$ 700,000

 Property type

Unit

 Suburb

MENTONE

Period - From

27/05/2023

 to

26/05/2024

 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	3/13 Albenca Street Mentone Vic 3194	\$620,000	2023-12-16
2	2/6-8 Olive Grove Parkdale Vic 3195	\$557,500	2024-03-27
3	9/156 Lower Dandenong Road Parkdale Vic 3195	\$585,000	2024-01-23

This Statement of Information was prepared on:

27/05/2024

