

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 3/5 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Mentone

Period - From 01/04/2023 to 31/03/2024 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	3/14 Albenca St MENTONE 3194	\$742,500	13/04/2024
2	3/33 Riviera St MENTONE 3194	\$715,000	07/03/2024
3	4/35 Albenca St MENTONE 3194	\$715,000	02/12/2023

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: 18/04/2024 15:24



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

Year ending March 2024: \$717,500

Comparable Properties



3/14 Albenca St MENTONE 3194 (REI)

Agent Comments

 2  1  1

Price: \$742,500

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit

3/33 Riviera St MENTONE 3194 (REI)

Agent Comments

 2  1  2

Price: \$715,000

Method: Sold Before Auction

Date: 07/03/2024

Property Type: Unit



4/35 Albenca St MENTONE 3194 (VG)

Agent Comments

 2  -  -

Price: \$715,000

Method: Sale

Date: 02/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9586 0500