

# 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 4/53 Blackwood Avenue, 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 \$600,000 & \$660,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Mentone

Period - From 30/01/2023 to 29/01/2024 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	2/113 Warrigal Rd MENTONE 3194	\$652,000	15/12/2023
2	2/92 Warrigal Rd PARKDALE 3195	\$630,000	28/10/2023
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: 30/01/2024 11:24

4/53 Blackwood Avenue, Mentone Vic 3194



 2  1  2

**Property Type:** Unit  
**Land Size:** 158 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
30/01/2023 - 29/01/2024: \$700,000

## Comparable Properties



2/113 Warrigal Rd MENTONE 3194 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$652,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Unit



2/92 Warrigal Rd PARKDALE 3195 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** Unit



3/13 Albenga St MENTONE 3194 (REI)

**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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