Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5/3 Levanto Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$544,500
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Median sale price

Median price	\$670,000	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	10/4-6 Latona St MENTONE 3194	\$543,000	07/10/2023
2	3/23-25 Olive Gr MENTONE 3194	\$518,000	18/11/2023
3	1/146 Collins St MENTONE 3194	\$505,000	22/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/02/2024 16:52







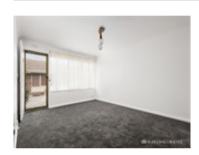




Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$495,000 - \$544,500 **Median Unit Price** December quarter 2023: \$670,000

Comparable Properties



10/4-6 Latona St MENTONE 3194 (REI)

-2



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Price: \$543.000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit

Agent Comments



3/23-25 Olive Gr MENTONE 3194 (REI)





Price: \$518,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit

Agent Comments



1/146 Collins St MENTONE 3194 (REI)





Price: \$505,000 Method: Private Sale Date: 22/12/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig



