

# 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

5/3 Levanto 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 \$495,000 & \$544,500

### Median sale price

Median price \$670,000 Property 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	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 comparable properties 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

5/3 Levanto Street, Mentone Vic 3194



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**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)**

Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$543,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



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

Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$518,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Unit



**1/146 Collins St MENTONE 3194 (REI)**

Agent Comments

🛏️ 2 🚗 2 🚗 1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment

**Account - Jellis Craig**



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