

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

8 Abrahams Drive, Mentone Vic 3194

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,090,000 Property Type Townhouse Suburb Mentone

Period - From 21/12/2022 to 20/12/2023 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	13 Rowell Dr MENTONE 3194	\$935,000	26/08/2023
2	20a Southern Rd MENTONE 3194	\$932,000	11/10/2023
3	2/19 Houston St MENTONE 3194	\$915,000	26/09/2023

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:

21/12/2023 10:29

8 Abrahams Drive, Mentone Vic 3194



Property Type: House (Previously Occupied - Detached)
Land Size: 133 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Townhouse Price
21/12/2022 - 20/12/2023: \$1,090,000

Comparable Properties



13 Rowell Dr MENTONE 3194 (REI/VG)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)
Land Size: 168 sqm approx



20a Southern Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$932,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: Townhouse (Res)



2/19 Houston St MENTONE 3194 (VG)

Agent Comments



Price: \$915,000
Method: Sale
Date: 26/09/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



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