

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 96 Oak Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Mentone

Period - From 01/01/2023 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	24 Chicquita Cirt MENTONE 3194	\$965,000	28/10/2023
2	32 Primrose Av CHELTENHAM 3192	\$933,000	02/12/2023
3			

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: 01/02/2024 10:08



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2023: \$722,500

Comparable Properties



24 Chicquita Cirt MENTONE 3194 (REI/VG)

Agent Comments

3 3 2

Price: \$965,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 93 sqm approx



32 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$933,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

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.

Account - Marshall White | P: 03 9822 9999