

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

2/15 ALBENCA STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

3/5 ALBENCA STREET MENTONE VIC 3194	\$740,000	11-May-24
1/162 WARRIGAL ROAD MENTONE VIC 3194	\$765,000	02-Sep-23
2/12 ALBENCA STREET MENTONE VIC 3194	\$881,500	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 31 August 2024


**3/5 ALBENCA STREET MENTONE
VIC 3194**

 2
  1
  1

Sold Price

\$740,000

Sold Date

11-May-24

Distance

0.12km

**1/162 WARRIGAL ROAD MENTONE
VIC 3194**

 3
  1
  2

Sold Price

\$765,000

Sold Date

02-Sep-23

Distance

0.28km

**2/12 ALBENCA STREET MENTONE
VIC 3194**

 2
  1
  2

Sold Price

\$881,500

Sold Date

16-Mar-24

Distance

0.1km
RS = Recent sale

UN = Undisclosed Sale

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