

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	4 Albenca Street, Mentone Vic 3194
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Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$1,160,000	House	X	Unit		Suburb	Mentone
Period - From	01/04/2018	to	31/03/2019	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	1/12 Follett Rd CHELTENHAM 3192	\$728,000	29/06/2019
2	2b Keith St PARKDALE 3195	\$730,000	26/05/2019
3	6/14 Naples Rd MENTONE 3194	\$765,000	12/06/2019

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.~~



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending March 2019: \$1,160,000

Comparable Properties



1/12 Follett Rd CHELTENHAM 3192 (REI)

[Agent Comments](#)



Price: \$728,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: Unit
Land Size: 227 sqm approx



2b Keith St PARKDALE 3195 (REI)

[Agent Comments](#)



Price: \$730,000
Method: Private Sale
Date: 26/05/2019
Rooms: -
Property Type: Townhouse (Single)



6/14 Naples Rd MENTONE 3194 (REI)

[Agent Comments](#)



Price: \$765,000
Method: Private Sale
Date: 12/06/2019
Rooms: -
Property Type: Townhouse (Single)