

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 1/42 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price*

Median price Property Type Suburb Mentone
Period - From to Source

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	2/18 Devon St CHELTENHAM 3192	\$1,150,000	01/03/2020
2	41a Clare St PARKDALE 3195	\$1,145,000	22/02/2020
3	4a Levanto St MENTONE 3194	\$1,120,000	14/10/2019

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.~~

This Statement of Information was prepared on: 18/03/2020 10:42

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

3/4 2

Rooms: 7
Property Type: Townhouse
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
No median price available

Comparable Properties



2/18 Devon St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 01/03/2020
Property Type: Townhouse (Single)

41a Clare St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,145,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Townhouse (Res)



4a Levanto St MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,120,000
Method: Private Sale
Date: 14/10/2019
Property Type: Townhouse (Single)
Land Size: 424 sqm approx