

## 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

2/31-33 Albenca Street Mentone VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/11 Albenca Street Mentone VIC 3194	\$670,000	28-May-21
1/113 Warrigal Road Mentone VIC 3194	\$692,250	21-Sep-21
3/5 Albenca Street Mentone VIC 3194	\$771,000	10-Jul-21

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: 04 October 2021


**4/11 Albenga Street Mentone VIC 3194**
 2   
  1   
  2

Sold Price

**\$670,000**

Sold Date

**28-May-21**

Distance

**0.21km**

**1/113 Warrigal Road Mentone VIC 3194**
 2   
  1   
  2

Sold Price

<sup>RS</sup> **\$692,250**

Sold Date

**21-Sep-21**

Distance

**0.23km**

**3/5 Albenga Street Mentone VIC 3194**
 2   
  1   
  1

Sold Price

<sup>RS</sup> **\$771,000**

Sold Date

**10-Jul-21**

Distance

**0.27km**

### Notes from your agent

Sold \$771

**RS** = Recent sale

**UN** = Undisclosed Sale

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