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	1/59 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~~		or range between	$995,000	&	$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,500	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
1/75 LATROBE STREET CHELTENHAM VIC 3192	$1,030,000	22-May-24
4/184 CHARMAN ROAD CHELTENHAM VIC 3192	$990,000	16-Feb-24
2/163 LOWER DANDENONG ROAD MENTONE VIC 3194	$1,035,000	27-Apr-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.~~

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1/75 LATROBE STREET CHELTENHAM VIC 3192

3 1 2

Sold Price RS **$1,030,000** UN Sold Date **22-May-24**

Distance **1.02km**



4/184 CHARMAN ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price **$990,000** Sold Date **16-Feb-24**

Distance **1.77km**



2/163 LOWER DANDENONG ROAD MENTONE VIC 3194

3 2 2

Sold Price **$1,035,000** Sold Date **27-Apr-24**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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