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	5a Clyve Avenue, Mentone Vic 3194

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,175,000 Property Type Townhouse Suburb Mentone

Period - From 28/10/2023 to 27/10/2024 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	2/132 Charman Rd MENTONE 3194	$1,163,500	14/10/2024
2	70 Glenelg Dr MENTONE 3194	$1,075,000	11/10/2024
3	9a Davies St MENTONE 3194	$1,125,000	25/08/2024

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: 28/10/2024 14:26

5a Clyve Avenue, Mentone Vic 3194



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
28/10/2023 - 27/10/2024: $1,175,000

Comparable Properties



2/132 Charman Rd MENTONE 3194 (REI)

3 3 2

Price: $1,163,500
Method: Private Sale
Date: 14/10/2024
Property Type: Townhouse (Single)

Agent Comments



70 Glenelg Dr MENTONE 3194 (REI)

4 2 4

Price: $1,075,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 532.04 sqm approx

Agent Comments



9a Davies St MENTONE 3194 (REI/VG)

3 2 1

Price: $1,125,000
Method: Private Sale
Date: 25/08/2024
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Agent Comments

Account - Jellis Craig

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