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	1a Stawell Street, Mentone Vic 3194

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,417,500 Property Type House Suburb Mentone

Period - From 01/10/2023 to 30/09/2024 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	14a Birdwood St PARKDALE 3195	$1,711,000	28/11/2024
2	53a Sixth St PARKDALE 3195	$1,700,000	18/07/2024
3			

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: 05/12/2024 09:09



Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
Year ending September 2024: $1,417,500

Comparable Properties



14a Birdwood St PARKDALE 3195 (REI)

3 | 3 | 2

Agent Comments

Price: $1,711,000
Method: Private Sale
Date: 28/11/2024
Property Type: Townhouse (Single)
Land Size: 245 sqm approx



53a Sixth St PARKDALE 3195 (REI)

4 | 2 | 2

Agent Comments

Price: $1,700,000
Method: Private Sale
Date: 18/07/2024
Property Type: Townhouse (Single)

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.

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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