

### Property offered for sale

Address: 21 Avenza Street Mentone

### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,050,000 & \$1,100,000

### Median sale price




Median price: \$1,200,000 House Suburb: Mentone  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

### Comparable property sales

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.



#### 26 Murray St MENTONE




4  2  2 

The essence of a family home in the heart of a sought-after family neighbourhood, this welcoming residence is ready and

**Sold by Auction \$1,155,000**  
**Date Sold 23/06/2018**  
**Land 566 SqM**






#### 115 Devon St CHELTENHAM

3   

**Sold by Private Sale \$1,080,000**  
**Date Sold 06/06/2018**  
**Land 633 SqM**



#### 21 Kardinian Av CHELTENHAM

4  2  2 

This impressive 1970 red clinker brick beauty has been meticulously renovated throughout with no stone left unturned,

**Sold by Auction \$1,050,000**  
**Date Sold 24/03/2018**