

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

6/35-37 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Mentone

Period - From 01/01/2022

to

31/03/2022

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.~~

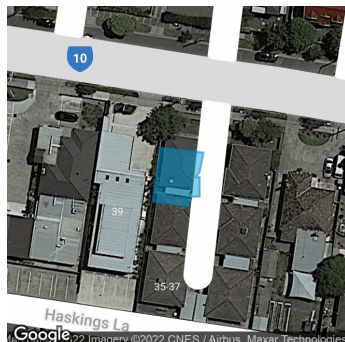
	Address of comparable property	Price	Date of sale
1	6/14 Laburnum St PARKDALE 3195	\$545,000	29/04/2022
2	3/37 Birdwood St PARKDALE 3195	\$513,000	22/02/2022
3			

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:

06/06/2022 15:52



Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2022: \$653,000

Comparable Properties



6/14 Laburnum St PARKDALE 3195 (REI)

Agent Comments



Price: \$545,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Unit



3/37 Birdwood St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$513,000
Method: Sold Before Auction
Date: 22/02/2022
Property Type: Unit

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.

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