# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

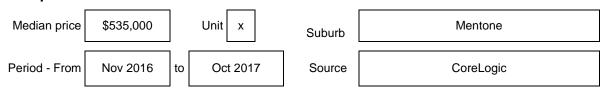
Address	
Including suburb and	104/7 Balcombe Road, Mentone VIC 3194
postcode	

## Indicative selling price

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

Range between	\$490,000	&	\$535,000
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#### Median sale price



## **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.

Address of comparable property	Price	Date of sale
49/80 Balcombe Road Mentone VIC 3194	\$506,300	03-Jul-17
29/80 Balcombe Road Mentone VIC 3194	\$513,000	15-Nov-17
18/80 Balcombe Road Mentone VIC 3194	\$538,000	03-Aug-17