

# 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

141a Balcombe Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,200,000

### Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Mentone

Period - From 05/04/2021

to

04/04/2022

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 | 19e Oak Av CHELTENHAM 3192      | \$1,200,000 | 30/10/2021   |
| 2 | 2/21 Charles St CHELTENHAM 3192 | \$1,161,000 | 10/11/2021   |
| 3 | 11a Bourke St MENTONE 3194      | \$1,150,000 | 11/11/2021   |

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:

05/04/2022 12:16



3 2 2

**Property Type:** Townhouse (Single)

**Land Size:** 300 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median Townhouse Price**

05/04/2021 - 04/04/2022: \$1,130,000

## Comparable Properties



**19e Oak Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3 2 4

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** Unit



**2/21 Charles St CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,161,000

**Method:** Private Sale

**Date:** 10/11/2021

**Property Type:** Townhouse (Single)

**Land Size:** 233 sqm approx

**11a Bourke St MENTONE 3194 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,150,000

**Method:** Sale

**Date:** 11/11/2021

**Property Type:** House (Res)

**Land Size:** 349 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216