

## 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  
postcode

104/7 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

\$490,000

&

\$535,000

### Median sale price

Median price

\$535,000

Unit

x

Suburb

Mentone

Period - From

Nov 2016

to

Oct 2017

Source

CoreLogic

### 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