

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

506/7 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Single price

\$495

Median sale price

Median price

\$640,000

House

Unit

X

Suburb

Mentone

Period - From

01/01/2017

to

31/12/2017

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	8/33-35 Childers St MENTONE 3194	\$517,500	09/12/2017
2	106/81 Warrigal Rd MENTONE 3194	\$485,000	25/10/2017
3	8/81 Warrigal Rd MENTONE 3194	\$480,000	25/11/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/33-35 Childers St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$517,500

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Apartment



106/81 Warrigal Rd MENTONE 3194 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 25/10/2017

Rooms: -

Property Type: Apartment



8/81 Warrigal Rd MENTONE 3194 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 25/11/2017

Rooms: -

Property Type: Apartment