

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

301/15 BALCOMBE ROAD MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5/130 WARRIGAL ROAD MENTONE VIC 3194	\$431,500	08-May-24
108/1217 NEPEAN HIGHWAY HIGHETT VIC 3190	\$440,000	12-Oct-24
605/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$440,000	08-Jun-24

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 6 months.

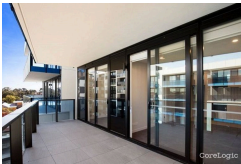
This Statement of Information was prepared on: 03 January 2025

**5/130 WARRIGAL ROAD MENTONE VIC 3194** Sold Price**\$431,500** Sold Date **08-May-24**

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Distance **0.22km****108/1217 NEPEAN HIGHWAY HIGHETT VIC 3190** Sold PriceSold Price **\$440,000** Sold Date **12-Oct-24**

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Distance **3.36km****605/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192** Sold PriceSold Price Sold Date **08-Jun-24**

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Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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