

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

266B Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Mentone

Period - From 01/07/2021 to 30/09/2021 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	2a Clyve Av MENTONE 3194	\$1,435,000	20/11/2021
2	2/5 Riviera St MENTONE 3194	\$1,410,000	04/11/2021
3	3/10 Flinders St MENTONE 3194	\$1,405,000	08/11/2021

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:

20/12/2021 14:11



4 2 2

Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

September quarter 2021: \$1,550,000

Comparable Properties



2a Clyve Av MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,435,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)



2/5 Riviera St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Townhouse (Res)



3/10 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400