

## 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

208/7 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2020

to

31 Oct 2021

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

106/7 Balcombe Road Mentone VIC 3194	\$450,000	08-Jul-21
403/7 Balcombe Road Mentone VIC 3194	\$450,000	15-Jul-21
404/7 Balcombe Road Mentone VIC 3194	\$460,000	03-Sep-21

OR

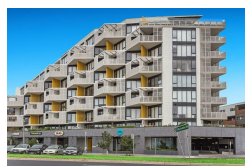
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 November 2021

Greg Brydon

M 0431799938

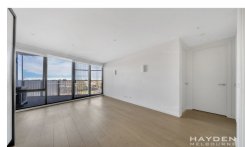
E greg.brydon@obrienrealestate.com.au



**106/7 Balcombe Road Mentone VIC 3194** Sold Price **\$450,000** Sold Date **08-Jul-21**

 2  2  1

Distance -



**403/7 Balcombe Road Mentone VIC 3194** Sold Price Sold Date **15-Jul-21**

 2  2  1

Distance -



**404/7 Balcombe Road Mentone VIC 3194** Sold Price **\$460,000** Sold Date **03-Sep-21**

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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