

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

15/80 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2022

to

31/03/2022

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	73/80 Balcombe Rd MENTONE 3194	\$550,000	18/02/2022
2	35/80 Balcombe Rd MENTONE 3194	\$540,000	28/02/2022
3	304/144 Collins St MENTONE 3194	\$525,000	24/02/2022

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:

23/05/2022 10:19



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

March quarter 2022: \$653,000

Comparable Properties



73/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 18/02/2022

Property Type: Unit



35/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$540,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment

304/144 Collins St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$525,000

Method: Sale

Date: 24/02/2022

Property Type: Unit