

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

3/260 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$1,140,000

&

\$1,240,000

Median sale price

Median price

\$1,185,000

Property Type

Townhouse

Suburb

Mentone

Period - From

21/11/2023

to

20/11/2024

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	4/4-6 Florence St MENTONE 3194	\$1,270,000	12/09/2024
2	1/59 Albenca St MENTONE 3194	\$1,120,000	26/08/2024
3			

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:

21/11/2024 09:22

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Indicative Selling Price
\$1,140,000 - \$1,240,000
Median Townhouse Price
21/11/2023 - 20/11/2024: \$1,185,000



Property Type:
Agent Comments

Comparable Properties



4/4-6 Florence St MENTONE 3194 (REI)

[Agent Comments](#)



Price: \$1,270,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Single)



1/59 Albenca St MENTONE 3194 (REI)

[Agent Comments](#)



Price: \$1,120,000
Method: Private Sale
Date: 26/08/2024
Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9586 0500



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