

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

217/116 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$470,000 & \$515,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Mentone

Period - From 01/10/2022 to 30/09/2023 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	209/1228 Nepean Hwy CHELTENHAM 3192	\$498,000	11/08/2023
2	805/6 Railway Rd CHELTENHAM 3192	\$470,000	07/10/2023
3	5/207 Charman Rd CHELTENHAM 3192	\$467,000	05/08/2023

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:

14/12/2023 13:15

217/116 Balcombe Road, Mentone Vic 3194

Amanda Harrison

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Indicative Selling Price

\$470,000 - \$515,000

Median Unit Price

Year ending September 2023: \$725,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



209/1228 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  2  1

Price: \$498,000

Method: Private Sale

Date: 11/08/2023

Property Type: Apartment



805/6 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

 2  2  1

Price: \$470,000

Method: Private Sale

Date: 07/10/2023

Property Type: Apartment

Land Size: 77 sqm approx



5/207 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  1

Price: \$467,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Apartment

Account - Jellis Craig



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