

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

406/7 Balcombe Road Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2020

to

31 Aug 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

4/16 Station Street Mentone VIC 3194	\$330,000	17-Jul-21
4/120 Charman Road Mentone VIC 3194	\$377,000	10-Aug-21
11/1A Spray Street Parkdale VIC 3195	\$319,999	17-Jun-21

OR

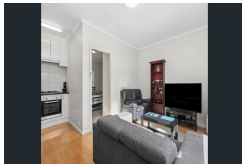
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 September 2021

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4/16 Station Street Mentone VIC 3194

Sold Price

^{RS} **\$330,000**

Sold Date

17-Jul-21

 1

 1

 1

Distance

0.34km



4/120 Charman Road Mentone VIC 3194

Sold Price

^{RS} **\$377,000**

Sold Date

10-Aug-21

 1

 1

 1

Distance

1.55km



11/1A Spray Street Parkdale VIC 3195

Sold Price

\$319,999

Sold Date

17-Jun-21

 1

 1

 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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