

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

5/156 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2023

to

31/12/2023

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	2/212-214 Charman Rd CHELTENHAM 3192	\$950,000	18/03/2024
2	3/10 Park Rd CHELTENHAM 3192	\$875,000	02/12/2023
3	2/20 Collins St MENTONE 3194	\$865,000	06/04/2024

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:

09/04/2024 09:46



Property Type:
Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending December 2023: \$722,500

Comparable Properties



2/212-214 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 18/03/2024
Property Type: Townhouse (Single)



3/10 Park Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$875,000
Method: Sale
Date: 02/12/2023
Property Type: Strata Unit/Flat



2/20 Collins St MENTONE 3194 (REI)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit