Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/156 Balcombe Road, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$850,000		&		\$935,000			
Median sale p	rice							
Median price	\$722,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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)



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



3/10 Park Rd CHELTENHAM 3192 (VG)



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



2/20 Collins St MENTONE 3194 (REI)



Agent Comments

Agent Comments

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

Account - Hodges | P: 03 95846500 | F: 03 95848216



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