

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

205/116 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2020

to

31 Oct 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

306/81 Warrigal Road Mentone VIC 3194	\$405,000	12-Jun-21
20/23-25 Olive Grove Mentone VIC 3194	\$410,000	02-Aug-21
224/8 Railway Road Cheltenham VIC 3192	\$405,000	18-Oct-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: 23 November 2021



306/81 Warrigal Road Mentone VIC 3194 Sold Price **\$405,000** Sold Date **12-Jun-21**

 1  1  1

Distance **0.62km**



20/23-25 Olive Grove Mentone VIC 3194 Sold Price ^{RS} **\$410,000** Sold Date **02-Aug-21**

 1  1  1

Distance **1.31km**



224/8 Railway Road Cheltenham VIC 3192 Sold Price ^{RS} **\$405,000** Sold Date **18-Oct-21**

 1  1  1

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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