

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

607/7 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2022

to

30 Sep 2023

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

23/35 COMO PARADE EAST MENTONE VIC 3194	\$580,000	17-May-23
44/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$585,000	20-Jun-23
51/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$560,000	28-Jul-23

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: 19 October 2023



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**23/35 COMO PARADE EAST
MENTONE VIC 3194**

2 2 1

Sold Price **\$580,000** Sold Date **17-May-23**

Distance **0.48km**



**44/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 2

Sold Price **\$585,000** Sold Date **20-Jun-23**

Distance **0.49km**



**51/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 1

Sold Price **\$560,000** Sold Date **28-Jul-23**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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