

# 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

203/135 Lower Dandenong Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	5/49 Balcombe Rd MENTONE 3194	\$460,000	30/03/2022
2	4/87 Como Pde.E PARKDALE 3195	\$440,000	14/06/2022
3	202/7 Balcombe Rd MENTONE 3194	\$433,000	18/03/2022

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:

16/08/2022 11:11

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000  
**No median price available**

## Comparable Properties



**5/49 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$460,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2022  
**Property Type:** Apartment



**4/87 Como Pde.E PARKDALE 3195 (REI)**

**Agent Comments**

2 1 1

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 14/06/2022  
**Property Type:** Unit

**202/7 Balcombe Rd MENTONE 3194 (VG)**

**Agent Comments**

2 - -

**Price:** \$433,000  
**Method:** Sale  
**Date:** 18/03/2022  
**Property Type:** Flat/Unit/Apartment (Res)