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

| | | | / / // |
|--------------------------|-------------|---------------------|------------------|
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| i or the meaning or this | price 366 v | oonsumer.vio.gov.u | a/ under quoting |

Single price \$450,000

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Mentone |
|---------------|-----|-------------|----|------|--------|---------|
| Period - From | to | | So | urce | | |

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 | 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.









Property Type: Apartment Agent Comments

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

Comparable Properties



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

1

2

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

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



Agent Comments

Agent Comments



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

202/7 Balcombe Rd MENTONE 3194 (VG)

Agent Comments



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

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata



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