

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	38/80 Balcombe Road, Mentone Vic 3194
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$519,000

Median sale price

Median price	\$652,500	House		Unit	X	Suburb	Mentone
Period - From	01/07/2017	to	30/06/2018	Source	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.

	Address of comparable property	Price	Date of sale
1	8/31-35 Como Pde.E MENTONE 3194	\$590,000	23/05/2018
2	27/80 Balcombe Rd MENTONE 3194	\$525,000	20/03/2018
3	39/80 Balcombe Rd MENTONE 3194	\$500,000	09/05/2018

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.



2 2 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$519,000

Median Unit Price
Year ending June 2018: \$652,500

Comparable Properties



8/31-35 Como Pde.E MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$590,000
Method: Sale
Date: 23/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



27/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 20/03/2018
Rooms: -
Property Type: Apartment



39/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: Apartment