### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	3/80 Balcombe Road, Mentone Vic 3194

#### Indicative selling price

Property offered for sale

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

Single price \$525,000

#### Median sale price

Median price	\$700,000	Pro	perty Type	Jnit	]	Suburb	Mentone
Period - From	11/01/2023	to	10/01/2024	So	ource	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 sixmonths 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	801/7 Balcombe Rd MENTONE 3194	\$525,000	13/10/2023
2			
3			

#### OR

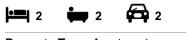
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/01/2024 10:29









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$525,000 **Median Unit Price** 11/01/2023 - 10/01/2024: \$700,000

# Comparable Properties

801/7 Balcombe Rd MENTONE 3194 (VG)

**Agent Comments** 

Price: \$525,000 Method: Sale Date: 13/10/2023

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



