

STATEMENT OF INFORMATION

206/15 BALCOMBE ROAD, MENTONE, VIC 3194

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



206/15 BALCOMBE ROAD, MENTONE, VIC 🕮 1 🕒 1 😓 1







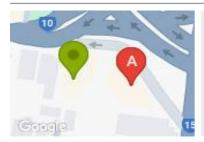
Indicative Selling Price

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

Single Price: \$338,000

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



MENTONE, VIC, 3194

Suburb Median Sale Price (Unit)

\$657,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



609/7 BALCOMBE RD, MENTONE, VIC 3194







Sale Price

\$335,000

Sale Date: 23/05/2024

Distance from Property: 47m





111/7 BALCOMBE RD, MENTONE, VIC 3194







Sale Price

\$340,000

Sale Date: 28/03/2024

Distance from Property: 47m





314/7 BALCOMBE RD, MENTONE, VIC 3194







Sale Price

\$330,000

Sale Date: 15/02/2024

Distance from Property: 47m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

206/15 BALCOMBE ROAD, MENTONE, VIC 3194

Indicative selling price

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

Single Price: \$338,000	Single Price:	\$338,000
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Median sale price

Median price	\$657,500	Property type	Unit		Suburb	MENTONE
Period	d 01 July 2023 to 30 June 2024		Source	pricefinder		_ _

Comparable property sales

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
609/7 BALCOMBE RD, MENTONE, VIC 3194	\$335,000	23/05/2024
111/7 BALCOMBE RD, MENTONE, VIC 3194	\$340,000	28/03/2024
314/7 BALCOMBE RD, MENTONE, VIC 3194	\$330,000	15/02/2024

This Statement of Information was prepared on:

10/09/2024

