

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

5/35-37 Balcombe Road Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

2/100-102 Warrigal Road Parkdale VIC 3195	\$670,000	18-Feb-21
6/86-88 Collins Street Mentone VIC 3194	\$570,000	11-Feb-21
1/84 Warrigal Road Parkdale VIC 3195	\$610,000	01-Apr-21

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 6 months.~~

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2/100-102 Warrigal Road Parkdale VIC 3195

Sold Price

\$670,000

Sold Date

18-Feb-21

 3  2  2

Distance

0.39km



6/86-88 Collins Street Mentone VIC 3194

Sold Price

\$570,000

Sold Date

11-Feb-21

 2  1  1

Distance

0.47km



1/84 Warrigal Road Parkdale VIC 3195

Sold Price

^{RS} **\$610,000**

Sold Date

01-Apr-21

 2  1  1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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