

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

2/246 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,125

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/35 Flinders Street Mentone VIC 3194	\$702,999	14-Aug-21
9/35 Flinders Street Mentone VIC 3194	\$655,000	10-Oct-21
3/19A Gordon Street Beaumaris VIC 3193	\$671,000	27-Nov-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.~~

This Statement of Information was prepared on: 09 February 2022

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1/35 Flinders Street Mentone VIC 3194

Sold Price

\$702,999

Sold Date

14-Aug-21

 2

 1

 1

Distance

0.56km



9/35 Flinders Street Mentone VIC 3194

Sold Price

\$655,000

Sold Date

10-Oct-21

 2

 1

 1

Distance

0.56km



3/19A Gordon Street Beaumaris VIC 3193

Sold Price

\$671,000

Sold Date

27-Nov-21

 2

 1

 1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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