

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1-4/156 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
A- 2bed 2bath 1car	\$795,000	Or range between		&	
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		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$690,000

Suburb Mentone

Period - From 01/07/2023

to 30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
A- 2bed 2bath 1car	3/1317A Nepean Hwy CHELTENHAM 3192	\$755,000	31/05/2024
	2/320 Balcombe Rd BEAUMARIS 3193	\$840,000	09/05/2024

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OR

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

This Statement of Information was prepared on:

28/08/2024 13:25
