

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 3/46 Balcombe Road, Mentone, 3194 VIC

## Indicative selling price

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

Single price \$850,000 or range between &

## Median sale price

Median price \$680,000 Property type Unit Suburb Mentone  
Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**A\*** 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
1. 73 Parkers Road, Parkdale 3195 VIC	\$880,000	13/09/2022
2. 7/410 Nepean Hwy, Parkdale 3195 VIC	\$867,500	09/11/2022
3. 9/10 Warrigal Road, Parkdale 3195 VIC	\$860,000	30/11/2022

This Statement of Information was prepared on: 20/02/2023