



2 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$525,000 - \$550,000

Median Unit Price

Year ending March 2017: \$630,000

Comparable Properties



10/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 2 2

Price: \$540,000
Method: Private Sale
Date: 18/04/2017
Rooms: -
Property Type: Apartment



3/33-35 Childers St MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$539,950
Method: Private Sale
Date: 01/12/2016
Rooms: -
Property Type: Apartment



10/70 Beach Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000
Method: Auction Sale
Date: 26/11/2016
Rooms: -
Property Type: Apartment

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

44/80 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$525,000

&

\$550,000

Median sale price

Median price

\$630,000

Unit

X

Suburb

Mentone

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
10/80 Balcombe Rd MENTONE 3194	\$540,000	18/04/2017
3/33-35 Childers St MENTONE 3194	\$539,950	01/12/2016
10/70 Beach Rd MENTONE 3194	\$525,000	26/11/2016