## hockingstuart

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Rooms: 4

Property Type: Apartment **Agent Comments** 

### Comparable Properties



10/80 Balcombe Rd MENTONE 3194 (REI)

Price: \$540,000 Method: Private Sale Date: 18/04/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



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



Price: \$539.950 Method: Private Sale Date: 01/12/2016

Rooms: -

Property Type: Apartment

**Agent Comments** 



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

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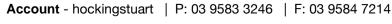


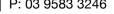
Price: \$525,000 Method: Auction Sale Date: 26/11/2016

Rooms: -

Property Type: Apartment

Agent Comments











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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	44/80 Balcombe Road, Mentone Vic 3194
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$525,000	&	\$550,000
3	,,		

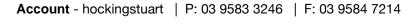
#### Median sale price

Median price	\$630,000		Unit X	Subu	urb Mentone
Period - From	01/04/2016	to	31/03/2017	SourceR	EIV

#### 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







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