

# 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

2/49 Balcombe Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$788,000 Property Type Unit Suburb Mentone

Period - From 01/10/2021 to 31/12/2021 Source REIV

### 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 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	73/80 Balcombe Rd MENTONE 3194	\$550,000	18/02/2022
2	6/117 Balcombe Rd MENTONE 3194	\$550,000	30/09/2021
3	307/81 Warrigal Rd MENTONE 3194	\$500,000	07/02/2022

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 six months.~~

This Statement of Information was prepared on:

22/02/2022 17:03



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**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2021: \$788,000

## Comparable Properties



**73/80 Balcombe Rd MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2022  
**Property Type:** Unit

**6/117 Balcombe Rd MENTONE 3194 (VG)**

**Agent Comments**

2 - -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 30/09/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**307/81 Warrigal Rd MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 07/02/2022  
**Property Type:** Apartment