## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 2/49 Balcombe Road, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$788,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress 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









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)



rico: \$550,000

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

6/117 Balcombe Rd MENTONE 3194 (VG)



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



307/81 Warrigal Rd MENTONE 3194 (REI)



EI) Agent Comments

Agent Comments

Agent Comments

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

#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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