

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

2/64 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,180,000

Property Type Townhouse

Suburb Mentone

Period - From 29/03/2022

to

28/03/2023

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	32a Gillman St CHELTENHAM 3192	\$1,020,000	04/03/2023
2	1/24 Winsome St MENTONE 3194	\$990,000	17/12/2022
3	3/33 Collins St MENTONE 3194	\$980,000	14/03/2023

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:

29/03/2023 12:07



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 352sqms sqm approx

Agent Comments

Comparable Properties



32a Gillman St CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,020,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



1/24 Winsome St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)



3/33 Collins St MENTONE 3194 (REI)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 14/03/2023

Property Type: Townhouse (Single)

Land Size: 242 sqm approx