

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

101/135 Lower Dandenong Road Mentone VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 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

105/7 Balcombe Road Mentone VIC 3194	\$485,000	14-Dec-21
208/7 Balcombe Road Mentone VIC 3194	\$490,000	03-Dec-21
404/7 Balcombe Road Mentone VIC 3194	\$460,000	03-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 17 December 2021



105/7 Balcombe Road Mentone VIC 3194 Sold Price ^{RS} **\$485,000** Sold Date **14-Dec-21**

2 1 1

Distance **1.35km**



208/7 Balcombe Road Mentone VIC 3194 Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **03-Dec-21**

2 2 1

Distance **1.35km**



404/7 Balcombe Road Mentone VIC 3194 Sold Price **\$460,000** Sold Date **03-Sep-21**

2 2 1

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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