

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

3/242 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$743,500 Property Type Unit Suburb Mentone

Period - From 01/04/2022 to 30/06/2022 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	16/32 Mentone Pde MENTONE 3194	\$740,000	18/06/2022
2	5/1 Alfred St BEAUMARIS 3193	\$702,000	16/07/2022
3	8/58 Naples Rd MENTONE 3194	\$700,000	21/05/2022

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:

01/08/2022 17:19



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
June quarter 2022: \$743,500

Comparable Properties



16/32 Mentone Pde MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit



5/1 Alfred St BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$702,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Unit



8/58 Naples Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 21/05/2022
Property Type: Unit