### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	5/156 Balcombe Road, Mentone Vic 3194
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$850,000	&	\$935,000
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#### Median sale price

Median price	\$690,000	Pro	perty Type U	nit		Suburb	Mentone
Period - From	01/07/2023	to	30/06/2024	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	7/28 Mentone Pde MENTONE 3194	\$898,000	03/08/2024
2	1/18 Barrett St CHELTENHAM 3192	\$857,500	27/07/2024
3	208a Charman Rd CHELTENHAM 3192	\$935,000	07/06/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2024 13:18









**Property Type: Agent Comments** 

**Indicative Selling Price** \$850,000 - \$935,000 **Median Unit Price** Year ending June 2024: \$690,000

## Comparable Properties



7/28 Mentone Pde MENTONE 3194 (REI)

Price: \$898,000 Method: Auction Sale Date: 03/08/2024 Property Type: Unit

Land Size: 221 sqm approx

**Agent Comments** 



1/18 Barrett St CHELTENHAM 3192 (REI)

Price: \$857,500 Method: Auction Sale Date: 27/07/2024

Property Type: Townhouse (Res) Land Size: 129 sqm approx

**Agent Comments** 

Agent Comments



208a Charman Rd CHELTENHAM 3192 (REI)

Price: \$935,000 Method: Private Sale Date: 07/06/2024

Property Type: Townhouse (Single) Land Size: 192 sqm approx





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