# 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

1/132 Balcombe Road, Mentone Vic 3194

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$640,000		&		\$700,000			
Median sale pr	rice							
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/10/2022	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	3/152 Balcombe Rd MENTONE 3194	\$690,000	17/08/2023
2	7/152 Balcombe Rd MENTONE 3194	\$690,000	19/07/2023
3	4/80 Balcombe Rd MENTONE 3194	\$687,000	21/08/2023

OR

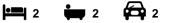
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/01/2024 11:20



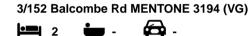




Property Type: Unit Land Size: 142 sqm approx Agent Comments

**Indicative Selling Price** \$640,000 - \$700,000 **Median Unit Price** Year ending September 2023: \$725,000

# **Comparable Properties**



Agent Comments

Price: \$690.000 Method: Sale Date: 17/08/2023 Property Type: Flat/Unit/Apartment (Res)

7/152 Balcombe Rd MENTONE 3194 (VG)

Agent Comments



Price: \$690,000 Method: Sale Date: 19/07/2023 Property Type: Flat/Unit/Apartment (Res)

4/80 Balcombe Rd MENTONE 3194 (REI/VG)



Agent Comments



Price: \$687,000 Method: Private Sale Date: 21/08/2023 Property Type: Apartment

#### Account - Jellis Craig



propertydata

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