

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 consumer.vic.gov.au/underquoting

Range between \$640,000 & \$700,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Mentone

Period - From 01/10/2022 to 30/09/2023 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	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

1/132 Balcombe Road, Mentone Vic 3194



 2  2  2

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

3/152 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

 2  -  -

Price: \$690,000

Method: Sale

Date: 17/08/2023

Property Type: Flat/Unit/Apartment (Res)

7/152 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

 2  -  -

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

 2  2  2

Price: \$687,000

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment

Account - Jellis Craig



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