

## 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

2/129 BALCOMBE ROAD MENTONE VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$975,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/50 BALCOMBE ROAD MENTONE VIC 3194	\$1,000,000	27-May-22
141A BALCOMBE ROAD MENTONE VIC 3194	\$1,115,000	26-Apr-22
4/13 SWANSTON STREET MENTONE VIC 3194	\$1,025,000	05-Mar-22

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: 08 September 2022



**1/50 BALCOMBE ROAD MENTONE  
VIC 3194**

 3  3  2

Sold Price

**\$1,000,000**

Sold Date

**27-May-22**

Distance

**0.68km**



**141A BALCOMBE ROAD MENTONE  
VIC 3194**

 2  2  2

Sold Price

**\$1,115,000**

Sold Date

**26-Apr-22**

Distance

**0.11km**



**4/13 SWANSTON STREET  
MENTONE VIC 3194**

 3  2  2

Sold Price

**\$1,025,000**

Sold Date

**05-Mar-22**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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