

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

103/7 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$470,000 & \$515,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Mentone

Period - From 01/01/2023 to 31/12/2023 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	1/146 Collins St MENTONE 3194	\$505,000	22/12/2023
2	217/116 Balcombe Rd MENTONE 3194	\$502,000	18/01/2024
3	203/7 Balcombe Rd MENTONE 3194	\$480,000	20/12/2023

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:

03/04/2024 10:26

103/7 Balcombe Road, Mentone Vic 3194

Amanda Harrison
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0402 128 801
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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$470,000 - \$515,000
Median Unit Price
Year ending December 2023: \$722,500

Comparable Properties



1/146 Collins St MENTONE 3194 (REI/VG)

Agent Comments

 2  2  1

Price: \$505,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment



217/116 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$502,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment



203/7 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  2  1

Price: \$480,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

Account - Jellis Craig



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