

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

203/7 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Single price \$495,000

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	11/80 Balcombe Rd MENTONE 3194	\$525,000	27/05/2023
2	305/35 Childers St MENTONE 3194	\$495,000	15/09/2023
3	2/86 Charman Rd MENTONE 3194	\$455,000	13/09/2023

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:

24/10/2023 15:16



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
Year ending September 2023: \$725,000

Comparable Properties



11/80 Balcombe Rd MENTONE 3194 (VG)

[Agent Comments](#)

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Price: \$525,000
Method: Sale
Date: 27/05/2023
Property Type: Flat/Unit/Apartment (Res)

305/35 Childers St MENTONE 3194 (VG)

[Agent Comments](#)

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Price: \$495,000
Method: Sale
Date: 15/09/2023
Property Type: Flat/Unit/Apartment (Res)



2/86 Charman Rd MENTONE 3194 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$455,000
Method: Private Sale
Date: 13/09/2023
Property Type: Apartment