

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

301/15 BALCOMBE ROAD MENTONE VIC 3194

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2021

to

31 Jul 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

5/49 BALCOMBE ROAD MENTONE VIC 3194	\$460,000	30-Mar-22
202/7 BALCOMBE ROAD MENTONE VIC 3194	\$433,000	18-Mar-22
704/7 BALCOMBE ROAD MENTONE VIC 3194	\$485,000	28-Jul-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: 24 August 2022


**5/49 BALCOMBE ROAD MENTONE
VIC 3194**

2 1 1

Sold Price

\$460,000

Sold Date

30-Mar-22

Distance

0.28km
**202/7 BALCOMBE ROAD
MENTONE VIC 3194**

2 1 1

Sold Price

\$433,000

Sold Date

18-Mar-22

Distance

0.04km
**704/7 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 1

Sold Price

^{RS} **\$485,000**

Sold Date

28-Jul-22

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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