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

410/7 Balcombe Road, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$330,000		&		\$360,000			
Median sale pr	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	15/04/2023	to	14/04/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	308/7 Balcombe Rd MENTONE 3194	\$340,000	24/11/2023
2	213/7 Balcombe Rd MENTONE 3194	\$330,000	02/02/2024
3	314/7 Balcombe Rd MENTONE 3194	\$330,000	23/02/2024

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:

15/04/2024 08:13



410/7 Balcombe Road, Mentone Vic 3194







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price 15/04/2023 - 14/04/2024: \$595,000

Comparable Properties



308/7 Balcombe Rd MENTONE 3194 (REI/VG) Agent Comments



Price: \$340,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

213/7 Balcombe Rd MENTONE 3194 (REI/VG) Agent Comments



Price: \$330,000 Method: Private Sale Date: 02/02/2024 Property Type: Apartment



314/7 Balcombe Rd MENTONE 3194 (REI)



Agent Comments

Price: \$330,000 Method: Private Sale Date: 23/02/2024 Property Type: Apartment

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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