

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Mentone

Period - From 15/04/2023 to 14/04/2024 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	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



**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