

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

609/7 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

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2023

to

31 Mar 2024

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

302/81 WARRIGAL ROAD MENTONE VIC 3194	\$380,000	22-Nov-23
213/7 BALCOMBE ROAD MENTONE VIC 3194	\$330,000	02-Feb-24
308/7 BALCOMBE ROAD MENTONE VIC 3194	\$340,000	24-Nov-23

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: 08 April 2024

**302/81 WARRIGAL ROAD
MENTONE VIC 3194**

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Sold Price **\$380,000** Sold Date **22-Nov-23**Distance **0.07km****213/7 BALCOMBE ROAD MENTONE
VIC 3194**

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Sold Price **\$330,000** Sold Date **02-Feb-24**Distance **0km****308/7 BALCOMBE ROAD
MENTONE VIC 3194**

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Sold Price **\$340,000** Sold Date **24-Nov-23**Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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