

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

7/117-119 Balcombe Road, Mentone, VIC 3194
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Indicative selling price

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

Single price

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 or range between

\$600,000

 &

\$650,000

Median sale price

Median price

\$ 1,380,000

 Property type

House

 Suburb

MENTONE

Period - From

04/06/2023

 to

03/06/2024

 Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	6/28 Florence Street Mentone Vic 3194	\$665,000	2024-02-17
2	6/7 Rogers Street Mentone Vic 3194	\$665,000	2024-01-11
3			

This Statement of Information was prepared on:

04/06/2024

