

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

702/7 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

\$330,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,999

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

420/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$351,000	17-Feb-22
106/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$330,000	25-Jun-22
309/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$315,000	14-Jun-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: 11 August 2022



**420/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$351,000** Sold Date **17-Feb-22**

Distance **2.15km**



**106/3 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price ^{RS} **\$330,000** Sold Date **25-Jun-22**

Distance **2.59km**



**309/9 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$315,000** Sold Date **14-Jun-22**

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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