

## 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	39/80 Balcombe Road, Mentone Vic 3194
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$485,000	&	\$530,000
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#### Median sale price

Median price	\$700,500	House		Unit	X	Suburb	Mentone
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

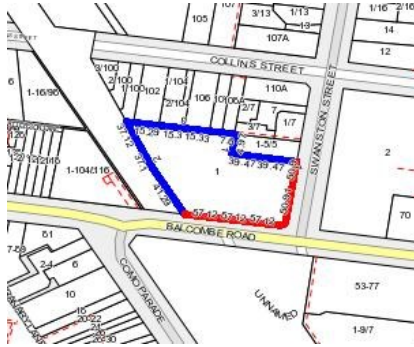
#### Comparable property sales (\*Delete A or B below as applicable)

**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	8/33-35 Childers St MENTONE 3194	\$517,500	09/12/2017
2	104/7 Balcombe Rd MENTONE 3194	\$515,000	27/01/2018
3	6/11 Florence St MENTONE 3194	\$495,000	04/03/2018

**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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$485,000 - \$530,000  
**Median Unit Price**  
 December quarter 2017: \$700,500

## Comparable Properties



**8/33-35 Childers St MENTONE 3194 (REI/VG)**   [Agent Comments](#)

2   2   1

**Price:** \$517,500  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** Apartment



**104/7 Balcombe Rd MENTONE 3194 (REI)**   [Agent Comments](#)

2   2   1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 27/01/2018  
**Rooms:** -  
**Property Type:** Apartment



**6/11 Florence St MENTONE 3194 (REI)**   [Agent Comments](#)

2   1   1

**Price:** \$495,000  
**Method:** Auction Sale  
**Date:** 04/03/2018  
**Rooms:** -  
**Property Type:** Apartment