

## 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	114/7 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)

Single price	\$350,000
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#### Median sale price

Median price	\$663,750	House		Unit	X	Suburb	Mentone
Period - From	01/07/2018	to	30/06/2019	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	13/315 Nepean Hwy PARKDALE 3195	\$385,000	20/06/2019
2	9/113 Warrigal Rd MENTONE 3194	\$355,000	29/06/2019
3	6/94 Beach Rd MENTONE 3194	\$350,000	08/06/2019

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$350,000  
**Median Unit Price**  
 Year ending June 2019: \$663,750

## Comparable Properties



**13/315 Nepean Hwy PARKDALE 3195 (REI/VG)** **Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** -  
**Property Type:** Unit



**9/113 Warrigal Rd MENTONE 3194 (REI)** **Agent Comments**



**Price:** \$355,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Rooms:** -  
**Property Type:** Villa



**6/94 Beach Rd MENTONE 3194 (VG)** **Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 08/06/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat