

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	506/7 Balcombe Road, Mentone Vic 3194
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Indicative selling price

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

Single price	\$499,000
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Median sale price

Median price	\$640,000	House		Unit	X	Suburb	Mentone
Period - From	01/01/2019	to	31/03/2019	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	4/81 Warrigal Rd MENTONE 3194	\$530,000	25/05/2019
2	25/80 Balcombe Rd MENTONE 3194	\$490,000	14/03/2019
3	68/80 Balcombe Rd MENTONE 3194	\$466,000	10/05/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
March quarter 2019: \$640,000

Comparable Properties

4/81 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 2 2

Price: \$530,000
Method: Private Sale
Date: 25/05/2019
Rooms: 3
Property Type: Apartment



25/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 14/03/2019
Rooms: -
Property Type: Apartment



68/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$466,000
Method: Private Sale
Date: 10/05/2019
Rooms: -
Property Type: Apartment