

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

1/46 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Mentone

Period - From 01/10/2018 to 30/09/2019 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 | 116 Oak Av MENTONE 3194 | \$822,000 | 29/06/2019 |
| 2 | 16 Silverbanks Gr MENTONE 3194 | \$810,000 | 05/10/2019 |
| 3 | 26 Streeeton Dr MENTONE 3194 | \$810,000 | 26/10/2019 |

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.~~

This Statement of Information was prepared on:

04/11/2019 10:55



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending September 2019: \$1,010,000

Comparable Properties



116 Oak Av MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$822,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Townhouse (Res)

Land Size: 166 sqm approx



16 Silverbanks Gr MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Sold Before Auction

Date: 05/10/2019

Property Type: Townhouse (Res)

Land Size: 122 sqm approx



26 Streeton Dr MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 26/10/2019

Property Type: Townhouse (Single)