

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

302/7 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2019

to

30 Nov 2020

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

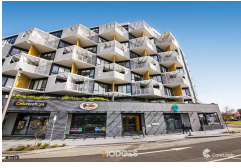
Date of sale

114/7 Balcombe Road Mentone VIC 3194	\$360,000	02-Sep-20
310/7 Balcombe Road Mentone VIC 3194	\$405,000	30-Sep-20
108/81 Warrigal Road Mentone VIC 3194	\$390,000	20-Jul-20

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: 14 December 2020



114/7 Balcombe Road Mentone VIC 3194 Sold Price **\$360,000** Sold Date **02-Sep-20**

 1  1  1

Distance -



310/7 Balcombe Road Mentone VIC 3194 Sold Price **\$405,000** Sold Date **30-Sep-20**

 1  1  1

Distance -



108/81 Warrigal Road Mentone VIC 3194 Sold Price **\$390,000** Sold Date **20-Jul-20**

 1  1  1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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