

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

301/15 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2020

to

30 Jun 2021

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

402/7 Balcombe Road Mentone VIC 3194	\$475,000	18-Jun-20
403/7 Balcombe Road Mentone VIC 3194	\$450,000	21-Jul-21
9/81 Warrigal Road Mentone VIC 3194	\$435,000	23-Jan-21

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: 31 July 2021



**402/7 Balcombe Road Mentone
VIC 3194**

 2  1  1

Sold Price **\$475,000** Sold Date **18-Jun-20**

Distance **0.05km**



**403/7 Balcombe Road Mentone
VIC 3194**

 2  2  1

Sold Price ^{RS} **\$450,000** Sold Date **21-Jul-21**

Distance **0.05km**



**9/81 Warrigal Road Mentone VIC
3194**

 1  1  1

Sold Price **\$435,000** Sold Date **23-Jan-21**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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