## 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

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$490,000			
Median sale p	rice							
Median price	\$662,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/10/2018	to	30/09/2019		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	8/5 Phillip St MENTONE 3194	\$540,000	04/10/2019
2	1/5 Phillip St MENTONE 3194	\$495,000	12/07/2019
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.

This Statement of Information was prepared on:

23/10/2019 11:01



### 506/7 Balcombe Road, Mentone Vic 3194

# hockingstuart





**Property Type:** Apartment Agent Comments

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Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending September 2019: \$662,000

## **Comparable Properties**



8/5 Phillip St MENTONE 3194 (REI)



Price: \$540,000 Method: Private Sale Date: 04/10/2019 Property Type: Apartment Land Size: 1524 sqm approx Agent Comments

Agent Comments



1/5 Phillip St MENTONE 3194 (VG)



Price: \$495,000 Method: Sale Date: 12/07/2019 Property Type: Strata Unit/Flat



68/80 Balcombe Rd MENTONE 3194 (REI/VG) Agent Comments

**D** 1



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

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.