

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 consumer.vic.gov.au/underquoting

Range between \$450,000 & \$490,000

Median sale price

Median price \$662,000 Property Type Unit 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	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



2 1 1

Property Type: Apartment

Agent Comments

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)

Agent Comments

2 2 1

Price: \$540,000

Method: Private Sale

Date: 04/10/2019

Property Type: Apartment

Land Size: 1524 sqm approx



1/5 Phillip St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$495,000

Method: Sale

Date: 12/07/2019

Property Type: Strata Unit/Flat



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

Agent Comments

2 1 1

Price: \$466,000

Method: Private Sale

Date: 10/05/2019

Property Type: Apartment