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	209/116 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,250	Property type	Unit	Suburb	Mentone
Period-from	01 Mar 2022	to	28 Feb 2023	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.

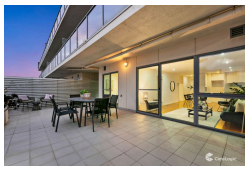
Address of comparable property	Price	Date of sale
5/76-88 BALCOMBE ROAD MENTONE VIC 3194	$580,000	07-Feb-23
7/144 COLLINS STREET MENTONE VIC 3194	$588,500	27-Sep-22
6/3-5 ALVENA STREET MENTONE VIC 3194	$617,500	12-Dec-22

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: 23 March 2023

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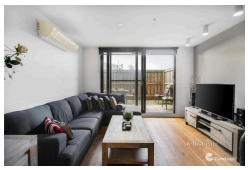


5/76-88 BALCOMBE ROAD MENTONE VIC 3194

2 2 1

Sold Price **$580,000** Sold Date **07-Feb-23**

Distance **0.1km**

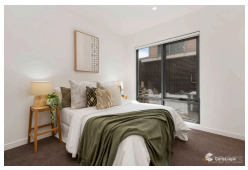


7/144 COLLINS STREET MENTONE VIC 3194

2 2 1

Sold Price **$588,500** Sold Date **27-Sep-22**

Distance **0.45km**



6/3-5 ALVENA STREET MENTONE VIC 3194

2 2 1

Sold Price **$617,500** Sold Date **12-Dec-22**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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