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	3/49 Balcombe Road, Mentone, VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $495,000 &

Median sale price

Median price 651,000 Property Type Unit Suburb MENTONE

Period - From 08/05/2024 to 07/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/5 Phillip Street Mentone Vic 3194	$485,000	2024-10-26
2	7/62-64 Mentone Parade Mentone Vic 3194	$460,000	2024-06-06
3	5/28 Bourke Street Mentone Vic 3194	$457,000	2024-06-03

This Statement of Information was prepared on: 08/11/2024