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<br>Including suburb and postcode | 3/35-37 Balcombe Road, Mentone, VIC 3194 |

## Indicative selling price

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

Range between $525,000 & $575,000

## Median sale price

Median price $651,000 Property Type Unit Suburb Mentone

Period - From 21/05/2024 to 20/11/2024 Source core_logic

## 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 8/310 Warrigal Road Cheltenham Vic 3192 | $575,000 | 2024-07-31 |
| 2 5/117-119 Balcombe Road Mentone Vic 3194 | $574,000 | 2024-05-22 |
| 3 3/41 Albenca Street Mentone Vic 3194 | $550,000 | 2024-06-28 |

**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: 21/11/2024