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	208/116 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	$651,000	Property type	Unit	Suburb	Mentone
Period-from	01 Dec 2023	to	30 Nov 2024	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
34/76-88 BALCOMBE ROAD MENTONE VIC 3194	$600,000	01-Jul-24
4/35 CHILDERS STREET MENTONE VIC 3194	$585,000	14-Aug-24

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: 03 December 2024

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34/76-88 BALCOMBE ROAD MENTONE VIC 3194

2 2 1

Sold Price **$600,000** Sold Date **01-Jul-24**

Distance **0.1km**



4/35 CHILDERS STREET MENTONE VIC 3194

2 2 1

Sold Price **$585,000** Sold Date **14-Aug-24**

Distance **0.59km**

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

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