

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

201/116 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 2021

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

106/7 Balcombe Road Mentone VIC 3194	\$450,000	08-Jul-21
403/7 Balcombe Road Mentone VIC 3194	\$450,000	15-Jul-21
404/7 Balcombe Road Mentone VIC 3194	\$460,000	03-Sep-21

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: 22 October 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



106/7 Balcombe Road Mentone VIC 3194 Sold Price **\$450,000** Sold Date **08-Jul-21**

 2  2  1

Distance **0.59km**



403/7 Balcombe Road Mentone VIC 3194 Sold Price Sold Date **15-Jul-21**

 2  2  1

Distance **0.59km**



404/7 Balcombe Road Mentone VIC 3194 Sold Price **\$460,000** Sold Date **03-Sep-21**

 2  2  1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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