

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 53/80 Balcombe Road, Mentone

Including suburb and
postcode

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 \$*520,000 _____ & \$572,000 _____

Median sale price

Median price \$700,000 _____ Property Type Unit _____ Suburb Mentone _____

Period - From 1/4/23 _____ to 31/3/24 _____ Source propvalue _____

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 1/3-5 SPENCER STREET MENTONE	\$537,017	16/03/2024
2 3/76-88 BALCOMBE ROAD MENTONE	\$530,000	30/01/2024
3	\$	

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: 05/04/2024