



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**411/7 Balcombe Road,  
MENTONE 3194**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$380,000 - \$418,000**

### Median sale price

Median **Unit** for **MENT ONE** for period **May 2018 - May 2018**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$360,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8/113 Warrigal Road,**  
Mentone 3194

Price **\$422,000** Sold 19 May  
2018

**6/1325 Nepean Highway,**  
Cheltenham 3192

Price **\$362,500** Sold 28 April  
2018

**213/278 Charman Road,**  
Cheltenham 3192

Price **\$350,000** Sold 22  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).



### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



**Kevin Chokshi**  
Ray White

(03) 9584 8288  
0430 195 517  
[kevin.chokshi@raywhite.com](mailto:kevin.chokshi@raywhite.com)



**Tahlia Stevenson**  
Ray White

0401 182 696  
[tahlia.stevenson@raywhite.com](mailto:tahlia.stevenson@raywhite.com)

