



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

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.

\$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.



Ray White Cheltenham

2/350 Charman Road,
Cheltenham VIC 3192

Contact agents



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