

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

6/52 PLUMMER 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

\$330,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2023

to

30 Jun 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

314/7 BALCOMBE ROAD MENTONE VIC 3194	\$330,000	15-Feb-24
111/7 BALCOMBE ROAD MENTONE VIC 3194	\$340,000	28-Mar-24
609/7 BALCOMBE ROAD MENTONE VIC 3194	\$335,000	23-May-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: 26 July 2024

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314/7 BALCOMBE ROAD MENTONE VIC 3194 Sold Price

\$330,000 Sold Date **15-Feb-24**

 1  1  1

Distance **1.05km**



111/7 BALCOMBE ROAD MENTONE VIC 3194 Sold Price

\$340,000 Sold Date **28-Mar-24**

 1  1  1

Distance **1.05km**



609/7 BALCOMBE ROAD MENTONE VIC 3194 Sold Price

\$335,000 Sold Date **23-May-24**

 1  1  1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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