

Property offered for sale

Address: 1-7/236 Balcombe Road Mentone

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$850,000 & \$930,000

Median sale price

Median price: \$700,500 Unit Suburb: Mentone
Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

Comparable property sales

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.



6/214 Balcombe Rd MENTONE

Sold by Auction \$830,000
Date Sold 02/12/2017

2 1 2



7/214 Balcombe Rd MENTONE

Commanding arguably the best position in this strikingly contemporary group, this sun-filled rear townhouse enjoys not

Sold by Auction \$950,000
Date Sold 07/10/2017

3 2 2



1/131 Balcombe Rd MENTONE

Sold by Auction \$995,000
Date Sold 16/09/2017

3 3 2