Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

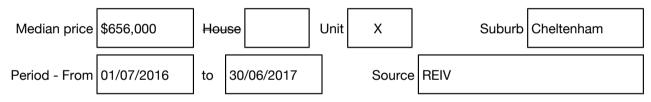
Address Including suburb and postcode 713/2-6 Railway Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$450,000

Median sale price



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	61/76-78 Balcombe Rd MENTONE 3194	\$446,000	20/12/2016
2	407/9 Chesterville Rd CHELTENHAM 3192	\$420,000	11/04/2017
3	5/47-49 Balcombe Rd MENTONE 3194	\$415,000	25/02/2017

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.

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart

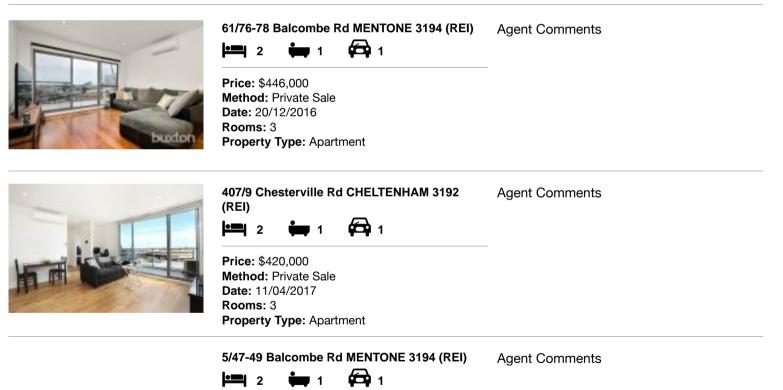




Rooms: Property Type: Apartment Agent Comments Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$450,000 Median Unit Price Year ending June 2017: \$656,000

Comparable Properties



Price: \$415,000 Method: Auction Sale Date: 25/02/2017 Rooms: -

Property Type: Apartment

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