

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

Median price \$656,000 House Unit X Suburb Cheltenham

Period - From 01/07/2016 to 30/06/2017 Source REIV

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.~~

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Indicative Selling Price

\$450,000

Median Unit Price

Year ending June 2017: \$656,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



61/76-78 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$446,000

Method: Private Sale

Date: 20/12/2016

Rooms: 3

Property Type: Apartment



407/9 Chesterville Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 11/04/2017

Rooms: 3

Property Type: Apartment

5/47-49 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$415,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Apartment