

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	21-23 Reeve Court, Cheltenham Vic 3192
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Indicative selling price

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

Single price	\$450,000
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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		
2		
3		

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.~~

Rod Richardson

(03) 9583 3246

0409 421 742

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Indicative Selling Price

\$450,000

Median Unit Price

Year ending June 2017: \$656,000



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties

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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Property offered for sale

Address Including suburb and postcode	21-23 Reeve Court, Cheltenham Vic 3192
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Indicative selling price

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

Single price	\$840,000
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Median sale price

Median price	\$680,000	House		Unit	X	Suburb	Cheltenham
Period - From	01/04/2017	to	31/03/2018	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	2/25 Booker St CHELTENHAM 3192	\$886,000	29/04/2017
2	1/5 Gillman St CHELTENHAM 3192	\$851,000	23/09/2017
3	3/35 Latrobe St CHELTENHAM 3192	\$840,000	02/08/2017

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

\$840,000

Median Unit Price

Year ending March 2018: \$680,000



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



2/25 Booker St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$886,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



1/5 Gillman St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$851,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: Townhouse (Res)



3/35 Latrobe St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$840,000

Method: Private Sale

Date: 02/08/2017

Rooms: 5

Property Type: Townhouse (Res)