

Rod Richardson (03) 9583 3246 0409 421 742 rrichardson@hockingstuart.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

ui ou										
					Se	ction 47	AF of	the Estate	Agent	ts Act 1980
Property offere	ed for s	sale								
A Including subu po	21-23 F	Reeve	Court, Chelte	nham Vio	3192					
Indicative selli	ng prio	се								
For the meaning	of this p	orice see	consi	umer.vic.gov.	au/unde	rquoting				
Single price	\$450,	000								
Median sale pi	rice									
Median price	\$656,00	00	Hous	se	Unit	Х		Suburb	Chelte	nham
Period - From	01/07/2	016	to	30/06/2017		Source	REIV			
Comparable p	roperty	/ sales	(*Dele	ete A or B b	elow as	applica	ble)			
	that the	estate a		sold within to or agent's rep						
Address of cor	mparab	le prope	erty					Price	Da	ate of sale
1										
2										
3										
OR										
<b>B</b> * The esta	ate agen	nt or age	nt's re	presentative	reasonat	oly believe	s that	fewer than t	hree co	mparable

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





### 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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# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	21-23 Reeve Court, Cheltenham Vic 3192

#### Indicative selling price

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

Single price	\$840,000

#### Median sale price

Median price	\$680,000	Hou	se	Unit	х	Subu	rb 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.

Ad	dress 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**

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Year ending March 2018: \$680,000



Rooms:

Property Type: Townhouse

Agent Comments

### Comparable Properties



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

**--**3

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)

Price: \$851,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: Townhouse (Res)



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

Price: \$840,000 Method: Private Sale

Date: 02/08/2017 Rooms: 5

Property Type: Townhouse (Res)





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Agent Comments

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