

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

30 Nancy Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,055,000

House

X

Unit

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 Ramsay Ct CHELTENHAM 3192	\$1,100,000	08/04/2017
2	34 Tiffany Av CHELTENHAM 3192	\$1,042,500	30/03/2017
3	28 Jacaranda Av CHELTENHAM 3192	\$1,012,000	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.~~

30 Nancy Street, Cheltenham Vic 3192



3 -

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending June 2017: \$1,055,000

Comparable Properties



2 Ramsay Ct CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,100,000
Method: Private Sale
Date: 08/04/2017
Rooms: 5
Property Type: House
Land Size: 540 sqm approx



34 Tiffany Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,042,500
Method: Private Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



28 Jacaranda Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,012,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 533 sqm approx