# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

Including suburb and	30 Nancy Street, Cheltenham Vic 3192
postcode	

# 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	Hou	ise X	Unit		Suburb	Cheltenham
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

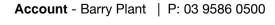
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





**4** 2

Price: \$1,100,000 Method: Private Sale Date: 08/04/2017

Rooms: 5

Property Type: House Land Size: 540 sqm approx **Agent Comments** 



34 Tiffany Av CHELTENHAM 3192 (REI/VG)

**--**4







Agent Comments

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









Price: \$1,012,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: House (Res) Land Size: 533 sqm approx

**Account** - Barry Plant | P: 03 9586 0500





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