

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	30 Booker Street Cheltenham, VIC 3192
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit 1	\$*	Or range between	\$920,000		\$950,000
Unit 2	\$*	Or range between	\$800,000		\$820,000
Unit 3	\$*	Or range between	\$850,000		\$880,000
Unit 4	\$*	Or range between	\$750,000		\$770,000
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$952,000	Suburb	Cheltenham		
Period - From	31/03/2017	To	30/06/2017	Source	PDOL

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1	1 1/142 Weatherall Rd Cheltenham	\$920,000	25/04/2017
	2 1/51 Luxmoore St Cheltenham	\$931,000	27/05/2017
	3 10a Fairview Av Cheltenham	\$950,000	06/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2	1 1/9 Reeve Ct Cheltenham	\$815,000	19/05/2017
	2 3/104 Bernard St Cheltenham	\$828,000	27/05/2017
	3 3/35 Latrobe St Cheltenham	\$840,000	02/08/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 3	1 2a Walker Gr Cheltenham	\$861,000	17/06/2017
	2 44b Follett Rd Cheltenham	\$865,000	06/03/2017
	2 2/25 Booker St Cheltenham	\$886,000	29/04/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 4	1 3/33 Sunray Av Cheltenham	\$751,000	29/07/2017
	2 3/86 Albenca St Cheltenham	\$751,500	20/05/2017
	3 2/18 Gillman St Cheltenham	\$770,000	17/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.