## 37a Olympic Avenue, Cheltenham Vic 3192

## Chisholm&Gamon

Amanda Thomson 0395893133 0418266326 athomson@chisholmgamon.com.au

> **Indicative Selling Price** \$1,100,000 - \$1,180,000 Median House Price March quarter 2017: \$1,050,250



Rooms:

Property Type: Townhouse (Res)

Land Size:

Agent Comments



# Comparable Properties

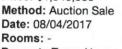


37 Olympic Av CHELTENHAM 3192 (REI)

Price: \$1,340,000

Property Type: House

Agent Comments



Land Size:

1/35 Tulip St BLACK ROCK 3193 (REI)

Price: \$1,255,000 Method: Auction Sale

Date: 12/11/2016 Rooms: -

Property Type: Townhouse (Res)

Land Size: 450 sqm

Agent Comments



23c Olympic Av CHELTENHAM 3192 (REI)

3

Price: \$1,176,000 Method: Auction Sale Date: 18/02/2017

Rooms: 6

Property Type: House (Res)

Land Size:

Agent Comments

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

Generated: 27/04/2017 14:24





## Chisholm&Gamon

Amanda Thomson 0395893133 0418266326 athomson@chisholmgamon.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Including suburb	dress 37a Oly and code	37a Olympic Avenue, Cheltenham Vic 3192				
Indicative sellin	g price					
For the meaning of	this price see	e consumer	.vic.gov/u	inderquoting		
Range between \$1,100,000		8 000		\$1,180,000		
Median sale pric	e					
Median price \$1	,050,250	House	Х	Subur	cheltenham	
Period - From 01	Period - From 01/12/2016 to 31/03/2017		Source RE	IV		

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
37 Olympic Av CHELTENHAM 3192	\$1,340,000	08/04/2017
1/35 Tulip St BLACK ROCK 3193	\$1,255,000	12/11/2016
23c Olympic Av CHELTENHAM 3192	\$1,176,000	18/02/2017





Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166