

37a Olympic Avenue, Cheltenham Vic 3192

Chisholm & Gamon

Amanda Thomson

0395893133

0418266326

athomson@chisholmgamon.com.au



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Rooms:

Property Type: Townhouse (Res)

Land Size:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

March quarter 2017: \$1,050,250

## Comparable Properties



37 Olympic Av CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$1,340,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House

Land Size:



1/35 Tulip St BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$1,255,000

Method: Auction Sale

Date: 12/11/2016

Rooms: -

Property Type: Townhouse (Res)

Land Size: 450 sqm



23c Olympic Av CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$1,176,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 6

Property Type: House (Res)

Land Size:

## 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

37a Olympic Avenue, Cheltenham Vic 3192

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$1,100,000

&amp;

\$1,180,000

## Median sale price

Median price \$1,050,250

House

X

Suburb

Cheltenham

Period - From 01/12/2016

to

31/03/2017

Source

REIV

## 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