

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 2/22 Glebe Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$632,500 House Unit X Suburb Cheltenham

Period - From 01/07/2018 to 30/09/2018 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	1/28 Luxmoore St CHELTENHAM 3192	\$830,000	17/09/2018
2	2/133-135 Charman Rd BEAUMARIS 3193	\$830,000	01/09/2018
3	1/21 Bonanza Rd BEAUMARIS 3193	\$820,000	11/08/2018

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.



2 1 2

Rooms: 3

Property Type: Villa Unit

Land Size: 396 sqm approx

Agent Comments

Comparable Properties



1/28 Luxmoore St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$830,000

Method: Private Sale

Date: 17/09/2018

Rooms: -

Property Type: Townhouse (Single)



2/133-135 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: Unit



1/21 Bonanza Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Unit