

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 7 Paul Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$907,500 House X Unit Suburb Cheltenham

Period - From 01/04/2019 to 30/06/2019 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	16 Swinden Av CHELTENHAM 3192	\$1,295,000	15/06/2019
2	14 Paul St CHELTENHAM 3192	\$1,207,000	28/05/2019
3	31 Paul St CHELTENHAM 3192	\$1,253,000	17/03/2019

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.



4
 2
 3

Rooms:
Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
 \$1,190,000 - \$1,290,000
Median House Price
 June quarter 2019: \$907,500

Comparable Properties



16 Swinden Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

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Price: \$1,295,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 589 sqm approx



14 Paul St CHELTENHAM 3192 (REI/VG) **Agent Comments**

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 2

Price: \$1,207,000
Method: Private Sale
Date: 28/05/2019
Rooms: 6
Property Type: House
Land Size: 560 sqm approx



31 Paul St CHELTENHAM 3192 (REI/VG) **Agent Comments**

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Price: \$1,253,000
Method: Sold After Auction
Date: 17/03/2019
Rooms: -
Property Type: House
Land Size: 580 sqm approx