

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

1260 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$1,006,900

Property Type House

Suburb Cheltenham

Period - From 01/01/2019

to

31/12/2019

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	82 Bernard St CHELTENHAM 3192	\$900,000	28/02/2020
2	2 Cindy Ct CHELTENHAM 3192	\$863,000	26/10/2019
3	125 Centre Dandenong Rd CHELTENHAM 3192	\$851,000	16/11/2019

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.~~

This Statement of Information was prepared on:

12/03/2020 15:10