

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

3 Callaghan Court, Cheltenham Vic 3192

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$987,500

House

X

Unit

Suburb

Cheltenham

Period - From 01/07/2018

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	10 Ovens Ct MENTONE 3194	\$975,000	25/06/2019
2	56 Benkel Av CHELTENHAM 3192	\$930,000	20/07/2019
3	31 Eunice Dr CHELTENHAM 3192	\$925,000	19/07/2019

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  2.5  2

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending June 2019: \$987,500

Comparable Properties



10 Ovens Ct MENTONE 3194 (REI/VG)

Agent Comments

 5  2  4

Price: \$975,000

Method: Private Sale

Date: 25/06/2019

Rooms: -

Property Type: House

Land Size: 622 sqm approx



56 Benkel Av CHELTENHAM 3192 (REI)

Agent Comments

 4  3  3

Price: \$930,000

Method: Auction Sale

Date: 20/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx



31 Eunice Dr CHELTENHAM 3192 (REI)

Agent Comments

 4  3  3

Price: \$925,000

Method: Private Sale

Date: 19/07/2019

Rooms: -

Property Type: House (Res)