

Robert Pullia 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale										
Address Including suburb and postcode		1/28 Charles Street, Cheltenham Vic 3192								
Indicative sell	ing pric	e								
For the meaning	of this p	rice see	cons	sumer.vic.gov.	.au/ı	under	quoting			
Range between \$820,0		000		&		\$870,000				
Median sale price										
Median price	\$650,00	00	Hou	se] Ui	nit	Х		Suburb	Cheltenham
Period - From	01/07/2	017	to	30/06/2018			Source	REIV		

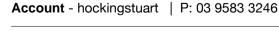
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/69 Flinders St MENTONE 3194	\$889,500	13/06/2018
2	1365 Nepean Hwy CHELTENHAM 3192	\$860,000	07/08/2018
3	4/12-16 Axelton St CHELTENHAM 3192	\$812,000	18/08/2018

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.







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Indicative Selling Price \$820,000 - \$870,000 **Median Unit Price** Year ending June 2018: \$650,000



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



1/69 Flinders St MENTONE 3194 (REI/VG)

-3

Price: \$889.500 Method: Private Sale Date: 13/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



1365 Nepean Hwy CHELTENHAM 3192

(REI/VG)





Price: \$860,000 Method: Private Sale Date: 07/08/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



4/12-16 Axelton St CHELTENHAM 3192 (REI)

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Price: \$812,000 Method: Auction Sale **Date:** 18/08/2018

Rooms: -

Property Type: Townhouse (Res)

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