

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	1/28 Charles Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between	\$820,000	&	\$870,000
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Median sale price

Median price	\$650,000	House		Unit	X	Suburb	Cheltenham
Period - From	01/07/2017	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.

	Address 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.



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments

3 2 2

Price: \$889,500

Method: Private Sale

Date: 13/06/2018

Rooms: -

Property Type: Townhouse (Res)



1365 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 07/08/2018

Rooms: -

Property Type: Townhouse (Single)



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

Agent Comments

3 2 2

Price: \$812,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Townhouse (Res)