## hockingstuart

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

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending March 2017: \$986,750



Rooms: 5

Property Type: House (Previously Occupied - Detached)

**Agent Comments** 



### Comparable Properties



2 Ramsay Ct CHELTENHAM 3192 (REI)

Date: 08/04/2017 Rooms: 5 Property Type: House

Price: \$1,100,000 Method: Private Sale

Land Size: 540 sqm

**Agent Comments** 



16 Jacaranda Av CHELTENHAM 3192 (REI)

Price: \$1,045,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm

Agent Comments



8 Friendship Sq CHELTENHAM 3192 (REI)



**(2)** 1

Price: \$1,018,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 540 sqm

**Agent Comments** 

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

P	ro	per	tv	offei	ed	for	sale
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Address	15 Friendship Square, Cheltenham Vic 3192						
Including suburb and							
postcode							

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

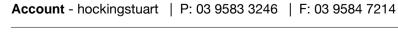
#### Median sale price

Median price	\$986,750	H	ouse	Х		Suk	burb	Cheltenham
Period - From	01/04/2016	to	31/03	3/2017	Sou	rce	REIV	,

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Ramsay Ct CHELTENHAM 3192	\$1,100,000	08/04/2017
16 Jacaranda Av CHELTENHAM 3192	\$1,045,000	18/03/2017
8 Friendship Sq CHELTENHAM 3192	\$1,018,000	08/04/2017







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