



3 2 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



2 Ramsay Ct CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,100,000

Method: Private Sale

Date: 08/04/2017

Rooms: 5

Property Type: House

Land Size: 540 sqm



16 Jacaranda Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,045,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm



8 Friendship Sq CHELTENHAM 3192 (REI)

Agent Comments

4 1 1

Price: \$1,018,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm

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

15 Friendship Square, Cheltenham Vic 3192

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

House

X

Suburb

Cheltenham

Period - From 01/04/2016

to

31/03/2017

Source 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