

## 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<br>Including suburb and<br>postcode | 3/39 Centre Dandenong Road, Cheltenham Vic 3192 |
|---------------------------------------------|-------------------------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$375,000 | & | \$410,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |            |
|---------------|------------|-------|------------|--------|------|--------|------------|
| Median price  | \$589,000  | House |            | Unit   | X    | Suburb | Cheltenham |
| Period - From | 01/10/2018 | to    | 31/12/2018 | 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 | 1/23 Bernard St CHELTENHAM 3192            | \$416,000 | 27/10/2018   |
| 2 | 5/318 Warrigal Rd CHELTENHAM 3192          | \$415,000 | 16/12/2018   |
| 3 | 13/138 Centre Dandenong Rd CHELTENHAM 3192 | \$380,000 | 21/02/2019   |

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.



 2  1  1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$375,000 - \$410,000

**Median Unit Price**

December quarter 2018: \$589,000

## Comparable Properties



**1/23 Bernard St CHELTENHAM 3192 (REI)**

**Agent Comments**

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**Price:** \$416,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** Unit



**5/318 Warrigal Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 16/12/2018  
**Rooms:** -  
**Property Type:** Unit



**13/138 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$380,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2019  
**Rooms:** -  
**Property Type:** Unit