

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

9/1 Jellicoe Street, Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$600,000

*House

*Unit

x

Suburb

Cheltenham

Period - From

9 April 2017

to

9 March 2018

Source

RP Data

Comparable property sales

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
5/94-96 Cavanagh Street, Cheltenham VIC 3192	\$540,000	06 Feb 2018
4/7 Weymar Street, Cheltenham VIC 3192	\$596,000	19 Feb 2018
15/94-96 Cavanagh Street, Cheltenham VIC 3192	\$561,000	17 March 2018



OBrien Real Estate