

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

9 Hannah Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,040,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Cheltenham

Period - From

01/10/2019

to

30/09/2020

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	4 Callaghan Ct CHELTENHAM EAST 3192	\$1,001,000	17/08/2020
2	59 Devon St CHELTENHAM 3192	\$1,000,000	17/07/2020
3	2 Irving Ct CHELTENHAM 3192	\$960,000	06/07/2020

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.~~

This Statement of Information was prepared on:

12/11/2020 16:40



3 2 4

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$1,040,000

Median House Price
Year ending September 2020: \$1,085,000

Comparable Properties

4 Callaghan Ct CHELTENHAM EAST 3192 (VG) **Agent Comments**

3 - -

Price: \$1,001,000
Method: Sale
Date: 17/08/2020
Property Type: House (Res)
Land Size: 655 sqm approx

59 Devon St CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$1,000,000
Method: Sale
Date: 17/07/2020
Property Type: House (Res)
Land Size: 645 sqm approx



2 Irving Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$960,000
Method: Private Sale
Date: 06/07/2020
Property Type: House
Land Size: 648 sqm approx