

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

2/79 Bernard Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$985,000

&

\$1,080,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2021

to

30/06/2021

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	6a Norma Av CHELTENHAM 3192	\$1,060,000	18/08/2021
2	1c Coolac St CHELTENHAM 3192	\$1,035,100	05/06/2021
3	22 Axelton St CHELTENHAM 3192	\$1,030,000	16/07/2021

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:

29/09/2021 14:14



3 2 2

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$985,000 - \$1,080,000
Median House Price
 June quarter 2021: \$1,325,000

Comparable Properties



6a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 3

Price: \$1,060,000
Method: Auction Sale
Date: 18/08/2021
Property Type: Townhouse (Res)



1c Coolac St CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,035,100
Method: Auction Sale
Date: 05/06/2021
Property Type: Townhouse (Res)



22 Axeltown St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,030,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: House (Res)
Land Size: 269 sqm approx

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