

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	peri	:y o	tter	'ea	τor	saı	е
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Address	25 Eunice Drive, Cheltenham Vic 3192
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$949,000

#### Median sale price

Median price	\$1,100,000	Hou	use X	Unit		Suburb	Cheltenham
Period - From	01/10/2016	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	30 Nancy St CHELTENHAM 3192	\$965,000	21/10/2017
2	2 Barclay Dr CHELTENHAM 3192	\$948,000	09/09/2017
3	57 Brampton St CHELTENHAM 3192	\$910,000	26/08/2017

#### 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.











Rooms: 2 Property Type:

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price \$949,000 Median House Price Year ending September 2017: \$1,100,000

## Comparable Properties



30 Nancy St CHELTENHAM 3192 (REI)

**—** 3

**A** 

**Price:** \$965,000 **Method:** Auction Sale **Date:** 21/10/2017

Rooms: -

Property Type: House

Agent Comments

2 Barclay Dr CHELTENHAM 3192 (REI)

**1** 3



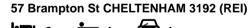
**~** 2

Price: \$948,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 565 sqm approx

**Agent Comments** 





Price: \$910,000 Method: Auction Sale

**Date:** 26/08/2017 **Rooms:** 4

**Property Type:** House (Res) **Land Size:** 525 sqm approx

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173 Generated: 15/11/2017 12:52



