

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 25 Eunice Drive, Cheltenham Vic 3192

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 House 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.

Address 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.



4 2 2

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)

Agent Comments

3 1 4

Price: \$965,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House

2 Barclay Dr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$948,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 565 sqm approx



57 Brampton St CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 525 sqm approx