

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

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		6 Gawler Court, Cheltenham Vic 3192											
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$900,0		000		&		\$990,000							
Median sale price													
Median price	\$1,130,	000	Hou	se	Х	Unit				Suburb	Cheltenham		
Period - From	01/07/2	017	to	30/0	06/2018			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.

Add	dress of comparable property	Price	Date of sale
1	21 Kardinian Av CHELTENHAM 3192	\$1,050,000	24/03/2018
2	15 Fairview Av CHELTENHAM 3192	\$985,000	02/08/2018
3	4 Blackburn Dr CHELTENHAM 3192	\$966,000	16/02/2018

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.

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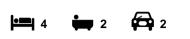


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Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending June 2018: \$1,130,000





Property Type: House Agent Comments



Comparable Properties



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Price: \$1,050,000 **Method:** Auction Sale **Date:** 24/03/2018

Rooms: -

Property Type: House (Res)

ELTENHAM 3192 (REI/VG) Agent Comments



15 Fairview Av CHELTENHAM 3192 (REI)

4 🖢 1 🛱

Price: \$985,000 Method: Private Sale Date: 02/08/2018 Rooms: -

Property Type: House

Agent Comments



4 Blackburn Dr CHELTENHAM 3192 (REI/VG)

└─ 4 **└─** 1 **॔** 2

Price: \$966,000 **Method:** Private Sale **Date:** 16/02/2018

Rooms: 6

Property Type: House Land Size: 533 sqm approx **Agent Comments**

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