

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 130 Bernard Street,, Cheltenham

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$950,000 & \$1,045,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,050,000

\*House ☐

\*Unit ☒

Suburb Cheltenham

Period - From Jan 2017

to Dec 2017

Source RP DATA

#### 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
5 Hannah Street Cheltenham	\$975,000	07-Oct-17
57 Brampton Street Cheltenham	\$910,000	26-Aug-17
2 Barclay Drive Cheltenham VIC	\$948,000	15-Sept-17

**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.