

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

3/3 David Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$725,000

Property Type Unit

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	106/7 Balcombe Rd MENTONE 3194	\$450,000	08/07/2021
2	403/7 Balcombe Rd MENTONE 3194	\$450,000	21/07/2021
3	608/2-6 Railway Rd CHELTENHAM 3192	\$447,500	29/07/2021

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:

15/09/2021 17:12



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
June quarter 2021: \$725,000

Comparable Properties

106/7 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$450,000
Method: Sale
Date: 08/07/2021
Property Type: Flat/Unit/Apartment (Res)



403/7 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$450,000
Method: Private Sale
Date: 21/07/2021
Property Type: Apartment



608/2-6 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$447,500
Method: Private Sale
Date: 29/07/2021
Property Type: Apartment

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