

Robert Pullia 9583 3246 0407 323 423 rpullia@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		17 Lincoln Drive, Cheltenham Vic 3192											
Indicative selling price													
For the meaning of	of this p	rice see	cons	sumer.	.vic.gov.a	₃u/u	ınderd	quoting					
Range between \$900,		000		&			\$950,000						
Median sale price													
Median price \$	61,120,0	000	Hou	louse X &			Init			S	uburb	Chelten	ham
Period - From 0	1/01/2	017	to	31/12	2/2017			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.

Add	dress of comparable property	Price	Date of sale	
1	4 Blackburn Dr CHELTENHAM 3192	\$966,000	16/02/2018	
2	15 Jacaranda Av CHELTENHAM EAST 3192	\$920,000	25/11/2017	
3	9 Allnutt Ct CHELTENHAM 3192	\$890,000	19/12/2017	

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.

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Indicative Selling Price \$900,000 - \$950,000 **Median House Price** Year ending December 2017: \$1,120,000







Rooms:

Property Type: House Agent Comments

Comparable Properties



4 Blackburn Dr CHELTENHAM 3192 (REI)





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

Rooms: 6

Property Type: House Land Size: 533 sqm approx

15 Jacaranda Av CHELTENHAM EAST 3192

(VG)







Price: \$920,000 Method: Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

9 Allnutt Ct CHELTENHAM 3192 (REI)







Price: \$890,000 Method: Private Sale Date: 19/12/2017

Rooms: 4 Property Type: House

Land Size: 585 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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