

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 this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,120,000 House X Unit Suburb Cheltenham

Period - From 01/01/2017 to 31/12/2017 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	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.



3 1 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



4 Blackburn Dr CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

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)

Agent Comments

3 - -

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)

Agent Comments

3 1 2

Price: \$890,000

Method: Private Sale

Date: 19/12/2017

Rooms: 4

Property Type: House

Land Size: 585 sqm approx