

## 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

102 Chesterville Road, Cheltenham Vic 3192

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$785,000

#### Median sale price

Median price

\$650,000

House

Unit

X

Suburb

Cheltenham

Period - From

01/07/2017

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	19 Mulberry Av CHELTENHAM 3192	\$790,000	06/07/2018
2	7/10 Park Rd CHELTENHAM 3192	\$775,000	31/07/2018
3	19 Pallisades Blvd CHELTENHAM 3192	\$760,000	25/05/2018

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.



3   
 2   
 2

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$785,000

**Median Unit Price**

Year ending June 2018: \$650,000

## Comparable Properties



**19 Mulberry Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**7/10 Park Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 31/07/2018

**Rooms:** -

**Property Type:** Apartment



**19 Pallisades Blvd CHELTENHAM 3192 (REI)**

**Agent Comments**

3   
 3   
 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 25/05/2018

**Rooms:** -

**Property Type:** Townhouse (Single)