# McGrath

#### 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

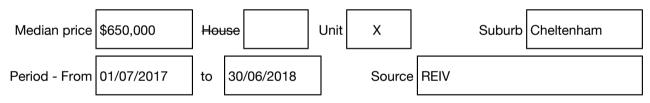
102 Chesterville Road, Cheltenham Vic 3192

#### Indicative selling price

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

Single price \$785,000

#### Median sale price



#### 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.

#### Account - McGrath | P: 03 80801588 | F: 03 8080 1522

propertydata

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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.

## McGrath





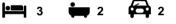
Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$785,000 Median Unit Price Year ending June 2018: \$650,000

### **Comparable Properties**



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

**6** 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



Price: \$775,000 Method: Private Sale Date: 31/07/2018 Rooms: -Property Type: Apartment

**-** 3



19 Pallisades Blvd CHELTENHAM 3192 (REI) Agent Comments



Price: \$760,000 Method: Private Sale Date: 25/05/2018 Rooms: -Property Type: Townhouse (Single)

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