

## 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

11 Bernard Street, 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

\$850,000

#### Median sale price

Median price

\$1,117,000

House

X

Unit

Suburb

Cheltenham

Period - From

01/10/2017

to

30/09/2018

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 | 76 Centre Dandenong Rd CHELTENHAM 3192 | \$945,000 | 12/05/2018   |
| 2 | 5 Christensen St CHELTENHAM 3192       | \$925,000 | 28/04/2018   |
| 3 | 5 Susan Ct CHELTENHAM 3192             | \$889,000 | 02/06/2018   |

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.



**Rooms:**  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**76 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG)** **Agent Comments**



**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** -  
**Property Type:** House (Res)



**5 Christensen St CHELTENHAM 3192 (REI/VG)** **Agent Comments**



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx

**5 Susan Ct CHELTENHAM 3192 (REI/VG)** **Agent Comments**



**Price:** \$889,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx