

Robert Pullia 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Date of sale

Generated: 14/11/2018 17:03

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address	11 Bernard Street, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$850,000
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Median sale price

Median price	\$1,117,000	Hou	ise 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

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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.

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Price

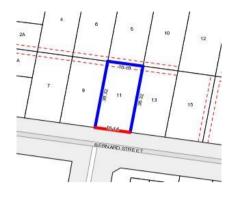
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> **Indicative Selling Price** \$850,000 **Median House Price**

Year ending September 2018: \$1,117,000

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Rooms:

Property Type: House Agent Comments

Comparable Properties



76 Centre Dandenong Rd CHELTENHAM 3192 Agent Comments

(REI/VG)

-3



Price: \$945,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: House (Res)



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

-3





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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)

= 3





Price: \$889,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

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Agent Comments