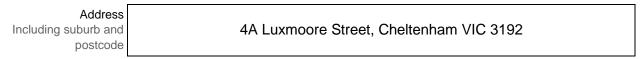
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale



#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price or range as applicable or range between \$1,080,000 & \$1,180,000

## Median sale price

(\*Delete house or unit as applicable)

	,		[				]		
Median price	\$1,100,000	*	House	Х	*Uni	t		Suburb	Cheltenham
			<u>.</u>				l		
Period - From	21 March '17	to	21 Feb	oruary	'18		Source	RP Data	

### Comparable property sales

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
3/95 Park Road, Cheltenham VIC 3192	\$1,125,000	29 Dec '17
1/9 Glebe Avenue, Cheltenham VIC 3192	\$1,156,000	10 Feb '18
35 George Street, Sandringham VIC 3191	\$1,090,000	18 Oct '17

#### 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.

