

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 48 Farm Road Cheltenham

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 between 900,000 & 990,000

Median sale price

(*Delete house or unit as applicable)

Median price 1,080,000 *House ☒ *Unit ☐ Suburb Cheltenham
Period - From February 2017 to January 2018 Source CoreLogic

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
338 Warrigal Road Cheltenham	\$900,000	16.01.2018
39 Farm Road Cheltenham	\$910,000	16.08.2017
25 Eunice Drive Cheltenham	\$925,000	24.11.2017

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.