

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 9/12 Jack Road, Cheltenham, Vic, 3192

Indicative selling price

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

Single price \$575,000 or range between

Median sale price

(*Delete house or unit as applicable)

Median price \$650,000 *House ☐ *Unit ☒ Suburb Cheltenham

Period - From 01/07/2017 to 30/06/2018 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 20/105 Park Road, Cheltenham	\$568,000	16 July 2018
2 6/109 Weatherall Road, Cheltenham	\$560,000	14 July 2018
3 15/94 Cavanagh Street, Cheltenham	\$561,000	17 March 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.