

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

1/32 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Cheltenham

Period - From

02/12/2018

to

01/12/2019

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 | 2/2 Herald St CHELTENHAM 3192 | \$657,000 | 30/11/2019 |
| 2 | 3/3 Sunray Av CHELTENHAM 3192 | \$631,000 | 02/12/2019 |
| 3 | 13/11 Hannah St CHELTENHAM 3192 | \$623,500 | 05/10/2019 |

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.~~

This Statement of Information was prepared on:

02/12/2019 14:29



2
 -

Property Type: House

Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

02/12/2018 - 01/12/2019: \$620,000

Comparable Properties



2/2 Herald St CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$657,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit



3/3 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$631,000

Method: Private Sale

Date: 02/12/2019

Property Type: Unit



13/11 Hannah St CHELTENHAM 3192 (REI/VG)

Agent Comments

2
 1
 2

Price: \$623,500

Method: Auction Sale

Date: 05/10/2019

Property Type: Unit