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	e consumer.vic.gov.au/underquoting	

Single price \$620,000

Median sale price

Median price	\$620,000	Pro	perty Type Unit		Suburb	Cheltenham
Period - From	02/12/2018	to	01/12/2019	Sour	rce 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.

Ado	dress 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



Chisholm&Gamon





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)



Price: \$657,000 Method: Auction Sale Date: 30/11/2019 Property Type: Unit

Agent Comments

3/3 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$631,000 Method: Private Sale Date: 02/12/2019 Property Type: Unit



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



Price: \$623,500 Method: Auction Sale Date: 05/10/2019 Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.