

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

84 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Cheltenham

Period - From 01/04/2021

to

30/06/2021

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 Willow Av CHELTENHAM 3192	\$1,100,000	03/09/2021
2	921 Centre Rd BENTLEIGH EAST 3165	\$1,000,000	04/06/2021
3			

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:

30/09/2021 13:04



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2021: \$1,325,000

Comparable Properties



2 Willow Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$1,100,000

Method: Private Sale

Date: 03/09/2021

Property Type: House

Land Size: 531 sqm approx

**921 Centre Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 04/06/2021

Property Type: House (Res)

Land Size: 587 sqm approx

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.