

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/104 Bernard Street,  
CHELTENHAM 3192

Unit

  
3 beds

  
2 baths

  
2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 750,000 - \$ 820,000**

### Median sale price

Median **Unit** for **CHELTENHAM** for period **Jan 2017 - Mar 2017**  
Sourced from **REIV**.

**\$ 642,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**44B Follett Road,**  
Cheltenham 3192

**Price \$ 865,000** Sold 16 March 2017

**22A Camelia Grove,**  
Cheltenham 3192

**Price \$ 832,000** Sold 08 February 2017

**4/6 Cindy Court,**  
Cheltenham 3192

**Price \$ 795,000** Sold 22 October 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

 **Lauren Chambers**  
Greg Hocking

03 9585 8899  
0421 450 654

[Ichambers@greghocking.com.au](mailto:Ichambers@greghocking.com.au)

**Greg Hocking Poullos**

Suite 1, 151 Park Road,  
Cheltenham VIC 3192