#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$725,000	Pro	perty Type	Jnit		Suburb	Cheltenham
Period - From	01/04/2021	to	30/06/2021	Se	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/5 Bourke St MENTONE 3194	\$690,000	17/07/2021
2	3/50 Riviera St MENTONE 3194	\$680,000	14/08/2021
3	9/46-48 Wilson St CHELTENHAM 3192	\$660,000	06/09/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/09/2021 11:51









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$660,000 - \$695,000 **Median Unit Price** June guarter 2021: \$725,000

## Comparable Properties

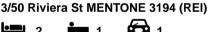


4/5 Bourke St MENTONE 3194 (REI/VG)

**-**2

Price: \$690,000 Method: Auction Sale Date: 17/07/2021 Property Type: Villa





Price: \$680,000 Method: Auction Sale Date: 14/08/2021 Property Type: Unit

**Agent Comments** 

**Agent Comments** 



9/46-48 Wilson St CHELTENHAM 3192 (REI)

**-**2





Price: \$660,000

Method: Sold Before Auction

Date: 06/09/2021 Property Type: Unit Agent Comments

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