

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

61 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,196,580 Property Type House Suburb Cheltenham

Period - From 01/10/2020 to 31/12/2020 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	13 Courtney St CHELTENHAM 3192	\$990,000	24/11/2020
2	18 Rimmer St MENTONE 3194	\$970,000	13/12/2020
3	19 Alden Ct CHELTENHAM 3192	\$950,000	07/11/2020

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:

25/02/2021 10:32



 3  1  2

Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2020: \$1,196,580

Comparable Properties

13 Courtney St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$990,000

Method: Private Sale

Date: 24/11/2020

Property Type: House



18 Rimmer St MENTONE 3194 (REI)

Agent Comments

 4  1  2

Price: \$970,000

Method: Private Sale

Date: 13/12/2020

Property Type: House

19 Alden Ct CHELTENHAM 3192 (REI)

Agent Comments

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 748 sqm approx