Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	61 Centre Dandenong Road, Cheltenham Vic 3192
Including suburb and	
postcode	

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	Pro	perty 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

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

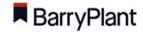
OR

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
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Date of sale







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)

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Price: \$990,000 Method: Private Sale Date: 24/11/2020 Property Type: House **Agent Comments**



18 Rimmer St MENTONE 3194 (REI)

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Price: \$970,000 Method: Private Sale Date: 13/12/2020 Property Type: House **Agent Comments**

19 Alden Ct CHELTENHAM 3192 (REI)

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Price: \$950,000 Method: Auction Sale Date: 07/11/2020

Property Type: House (Res) **Land Size:** 748 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9807 2333



