

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

21 Nancy Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,100,000

House

X

Unit

Suburb Cheltenham

Period - From 01/10/2016

to

30/09/2017

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	1 Jodi St CHELTENHAM 3192	\$1,050,000	31/05/2017
2	42 Snowdon Dr CHELTENHAM 3192	\$975,000	26/08/2017
3	70 Voltri St MENTONE 3194	\$885,000	03/06/2017

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.



Rooms:

Property Type: House

Agent Comments

Comparable Properties

1 Jodi St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 31/05/2017

Rooms: -

Property Type: House (Res)

42 Snowdon Dr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx



70 Voltri St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 530 sqm approx