

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 146 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,260,000 & \$1,380,000

Median sale price

Median price \$1,130,000 House Unit Suburb Cheltenham

Period - From 01/07/2017 to 30/06/2018 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	7 Lilian Ct BEAUMARIS 3193	\$1,300,000	18/08/2018
2	27 Balcombe Rd MENTONE 3194	\$1,280,000	05/06/2018
3	26 Michael St BEAUMARIS 3193	\$1,265,000	04/09/2018

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:
Agent Comments

Indicative Selling Price
 \$1,260,000 - \$1,380,000
Median House Price
 Year ending June 2018: \$1,130,000

Comparable Properties



7 Lilian Ct BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



27 Balcombe Rd MENTONE 3194 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 05/06/2018
Rooms: -
Property Type: House



26 Michael St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: House
Land Size: 605 sqm approx