

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

20 Eagland Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$850,000

&

\$895,000

Median sale price

Median price \$1,160,250

House

X

Unit

Suburb

Cheltenham

Period - From 01/10/2017

to

31/12/2017

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	90 Beatrice St CHELTENHAM 3192	\$890,000	05/03/2018
2	9 Allnutt Ct CHELTENHAM 3192	\$890,000	19/12/2017
3	63 Albenca St MENTONE 3194	\$865,000	27/02/2018

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.



 3  1  2

Rooms: 6
Property Type: House
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$895,000
Median House Price
 December quarter 2017: \$1,160,250

Comparable Properties



90 Beatrice St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House



9 Allnutt Ct CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 19/12/2017
Rooms: 4
Property Type: House
Land Size: 585 sqm approx



63 Albenca St MENTONE 3194 (REI)

Agent Comments

 3  1  1

Price: \$865,000
Method: Private Sale
Date: 27/02/2018
Rooms: -
Property Type: House (Res)