

Robert Pullia
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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		51 Central Park Walk, Cheltenham Vic 3192									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$570),000		&		\$595,000					
Median sale price											
Median price	\$646,250	1	Hou	se	Un	it	Х		Suburb	Cheltenham	
Period - From	01/04/20	18 t	。[31/03/2019			Source	REIV			

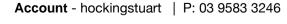
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	64 Central Park Wlk CHELTENHAM 3192	\$656,500	23/02/2019
2	38 Central Park Wlk CHELTENHAM 3192	\$642,000	15/10/2018
3	9 Central Park Wlk CHELTENHAM 3192	\$620,000	11/02/2019

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.







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Indicative Selling Price \$570,000 - \$595,000 **Median Unit Price** Year ending March 2019: \$646,250



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



64 Central Park Wlk CHELTENHAM 3192

(REI/VG)

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Price: \$656,500 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

38 Central Park Wik CHELTENHAM 3192 (VG)

-2





Price: \$642.000 Method: Sale Date: 15/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 67 sqm approx



9 Central Park Wik CHELTENHAM 3192 (REI/VG)





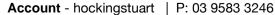
-2

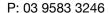
Price: \$620,000 Method: Private Sale Date: 11/02/2019

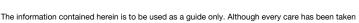
Rooms: 4

Property Type: Townhouse (Single)

Agent Comments







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