

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

200b Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$920,000 & \$1,010,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2019 to 30/09/2020 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	Price	Date of sale
1	1/3 Booker St CHELTENHAM 3192	\$978,000	20/05/2020
2	8b Eagland Rd CHELTENHAM 3192	\$930,000	27/07/2020
3	2/3 Evergreen Cirt CHELTENHAM 3192	\$920,000	31/07/2020

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:

28/10/2020 10:50



Property Type:
Agent Comments

Indicative Selling Price

\$920,000 - \$1,010,000

Median Unit Price

Year ending September 2020: \$720,000

Comparable Properties



1/3 Booker St CHELTENHAM 3192 (VG)

Agent Comments



Price: \$978,000

Method: Sale

Date: 20/05/2020

Property Type: Flat/Unit/Apartment (Res)



8b Eagland Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$930,000

Method: Sold Before Auction

Date: 27/07/2020

Property Type: Townhouse (Res)

Land Size: 321 sqm approx



2/3 Evergreen Cirt CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 31/07/2020

Property Type: Townhouse (Res)