

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

3/14 Jellicoe Street, Cheltenham Vic 3192

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$1,155,500

House

X

Unit

Suburb Cheltenham

Period - From 01/04/2017

to

30/06/2017

Source REIV

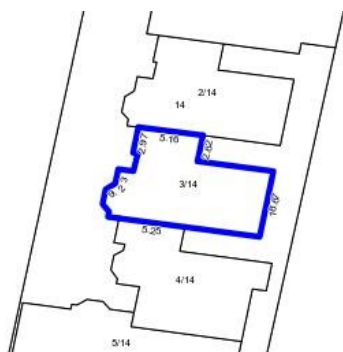
Comparable property sales (*Delete A or B below as applicable)

- 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	3/17 Coolac St CHELTENHAM 3192	\$525,000	26/05/2017
2	5/46-48 Wilson St CHELTENHAM 3192	\$520,000	29/07/2017
3	4/84 Cavanagh St CHELTENHAM 3192	\$500,000	25/02/2017

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:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2017: \$1,155,500

Comparable Properties

**3/17 Coolac St CHELTENHAM 3192 (REI)**

Agent Comments

**Price:** \$525,000**Method:** Private Sale**Date:** 26/05/2017**Rooms:** -**Property Type:** Apartment**5/46-48 Wilson St CHELTENHAM 3192 (REI)**

Agent Comments

**Price:** \$520,000**Method:** Auction Sale**Date:** 29/07/2017**Rooms:** -**Property Type:** Unit**4/84 Cavanagh St CHELTENHAM 3192 (REI/VG)**

Agent Comments

**Price:** \$500,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** -**Property Type:** Unit