

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 Fairview Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000

&

\$1,170,000

Median sale price

Median price \$1,130,000

House

X

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	9 Verdure Cr CHELTENHAM 3192	\$1,180,000	03/09/2018
2	64b Devon St CHELTENHAM 3192	\$1,170,000	16/06/2018
3	32a Evesham Rd CHELTENHAM 3192	\$1,170,000	21/04/2018

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.



Comparable Properties



9 Verdure Cr CHELTENHAM 3192 (REI)

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 03/09/2018



64b Devon St CHELTENHAM 3192 (REI/VG)

 4  2  2

Price: \$1,170,000

Method: Auction Sale

Date: 16/06/2018



32a Evesham Rd CHELTENHAM 3192 (REI/VG)

 3  2  1

Price: \$1,170,000

Method: Auction Sale

Date: 21/04/2018