

# 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

89 Weatherall Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,085,000

Property Type

House

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	82 Pellatt St BEAUMARIS 3193	\$1,345,000	06/11/2020
2	294 Balcombe Rd BEAUMARIS 3193	\$1,340,000	10/07/2020
3			

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:

22/12/2020 11:15

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending September 2020: \$1,085,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 535 sqm approx

Agent Comments

## Comparable Properties



**82 Pellatt St BEAUMARIS 3193 (REI)**

Agent Comments

3 1 2

**Price:** \$1,345,000

**Method:** Private Sale

**Date:** 06/11/2020

**Property Type:** House

**Land Size:** 650 sqm approx



**294 Balcombe Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,340,000

**Method:** Sold Before Auction

**Date:** 10/07/2020

**Property Type:** House (Res)

**Land Size:** 705 sqm approx

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.