

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	4/12-14 Hilda Street, Cheltenham Vic 3192
---	---

Indicative selling price

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

Range between	\$520,000	&	\$570,000
---------------	-----------	---	-----------

Median sale price

Median price	\$646,250	House		Unit	X	Suburb	Cheltenham
Period - From	01/04/2018	to	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.

	Address of comparable property	Price	Date of sale
1	11/11 Axelton St CHELTENHAM 3192	\$550,000	23/02/2019
2	1/258 Warrigal Rd CHELTENHAM 3192	\$528,000	21/01/2019
3	3/10 Commercial Rd MENTONE 3194	\$506,000	18/01/2019

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.



2 1 2

Rooms:

Property Type: Residential Unit

Agent Comments

Comparable Properties



11/11 Axelton St CHELTENHAM 3192 (REI/VG) **Agent Comments**

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Unit



1/258 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$528,000

Method: Sold Before Auction

Date: 21/01/2019

Rooms: -

Property Type: Unit



3/10 Commercial Rd MENTONE 3194 (REI/VG) **Agent Comments**

2 1 1

Price: \$506,000

Method: Private Sale

Date: 18/01/2019

Rooms: -

Property Type: Unit