

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 220 Centre Dandenong Road, Cheltenham

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$830,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,080,000 *House ☒ *Unit ☐ Suburb Cheltenham

Period - From February 2017 to January 2018 Source Core Logic

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
24 Willow Crescent, Cheltenham	\$900,000	10 th February 2018
65 Nancy Street, Cheltenham	\$860,000	14 th October 2017
131 Centre Dandenong Road, Cheltenham	\$863,000	9 th December 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.