

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

1/115 Devon St, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$787,500

Property Type Unit

Suburb Cheltenham

Period - From 01/01/2020

to 31/03/2020

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	1/15 Shands St BEAUMARIS 3193	\$1,280,000	29/02/2020
2	42a Albenca St MENTONE 3194	\$1,216,000	21/03/2020
3	2/18 Devon St CHELTENHAM 3192	\$1,150,000	01/03/2020

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:

03/07/2020 10:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000
Median Unit Price
March quarter 2020: \$787,500

Comparable Properties

1/15 Shands St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,280,000
Method: Sale
Date: 29/02/2020
Property Type: Flat/Unit/Apartment (Res)



42a Albenca St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,216,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Townhouse (Res)
Land Size: 481 sqm approx



2/18 Devon St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 01/03/2020
Property Type: Townhouse (Single)