

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

13 Courtney Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$910,000 & \$1,001,000

Median sale price

Median price \$661,000 Property Type Unit Suburb Cheltenham

Period - From 16/11/2019 to 15/11/2020 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	1/3 Booker St CHELTENHAM 3192	\$978,000	20/05/2020
2	27c Tennyson St HIGHETT 3190	\$940,000	25/05/2020
3	8b Eagland Rd CHELTENHAM 3192	\$930,000	27/07/2020

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: 16/11/2020 12:59



Property Type: Strata Unit/Flat

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$910,000 - \$1,001,000

Median Unit Price

16/11/2019 - 15/11/2020: \$661,000

Comparable Properties



1/3 Booker St CHELTENHAM 3192 (VG)

Agent Comments



Price: \$978,000

Method: Sale

Date: 20/05/2020

Property Type: Flat/Unit/Apartment (Res)



27c Tennyson St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 25/05/2020

Property Type: Townhouse (Res)



8b Eagland Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$930,000

Method: Sold Before Auction

Date: 27/07/2020

Property Type: Townhouse (Res)

Land Size: 321 sqm approx