

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

10 Banool Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,155,500

House

X

Unit

Suburb

Cheltenham

Period - From

01/04/2017

to

30/06/2017

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	28 Tibbles St BEAUMARIS 3193	\$1,420,000	20/07/2017
2	52 Spicer St BEAUMARIS 3193	\$1,305,500	06/05/2017
3	8 Gilford Gr CHELTENHAM 3192	\$1,300,000	18/03/2017

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 June quarter 2017: \$1,155,500

Comparable Properties

28 Tibbles St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 20/07/2017
Rooms: -
Property Type: House (Res)



52 Spicer St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,305,500
Method: Auction Sale
Date: 06/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 650 sqm approx

8 Gilford Gr CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 538 sqm approx