

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 Charles Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,155,500

 House

X

 Unit

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 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	1 Kingswood Rd CHELTENHAM 3192	\$1,125,000	05/09/2017
2	105 Wilson St CHELTENHAM 3192	\$1,116,000	01/07/2017
3	6 Davie Av CHELTENHAM 3192	\$1,100,000	16/09/2017

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: House (Previously Occupied - Detached)

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



1 Kingswood Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,125,000

Method: Auction Sale

Date: 05/09/2017

Rooms: 8

Property Type: House

Land Size: 595 sqm approx



105 Wilson St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,116,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 610 sqm approx



6 Davie Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx