

## 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

7 Craig Court, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$960,000

### Median sale price

Median price

\$1,138,000

House

X

Unit

Suburb

Cheltenham

Period - From

01/07/2017

to

30/09/2017

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	5 Hannah St CHELTENHAM 3192	\$975,000	07/10/2017
2	30 Nancy St CHELTENHAM 3192	\$965,000	21/10/2017
3	5 Lyons Ct MENTONE 3194	\$950,000	13/10/2017

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.~~

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4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$960,000  
**Median House Price**  
September quarter 2017: \$1,138,000

## Comparable Properties



**5 Hannah St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**30 Nancy St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

3   1   4

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House



**5 Lyons Ct MENTONE 3194 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx