

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

4 Courtney Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

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	12 Swinden Av CHELTENHAM 3192	\$1,250,000	19/09/2017
2	6 Shadwell St CHELTENHAM 3192	\$1,230,000	19/08/2017
3	45 Voltri St CHELTENHAM 3192	\$1,200,000	05/09/2017

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.~~



5 2 2+

Rooms: 12
Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
September quarter 2017: \$1,138,000

Comparable Properties



12 Swinden Av CHELTENHAM 3192 (REI)

[Agent Comments](#)

5 2 2

Price: \$1,250,000
Method: Private Sale
Date: 19/09/2017
Rooms: 9
Property Type: House
Land Size: 602 sqm approx



6 Shadwell St CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,230,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm approx



45 Voltri St CHELTENHAM 3192 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 05/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm approx