

## 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	20 Wembley Avenue, Cheltenham Vic 3192
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#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,500,000
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#### 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	2 Stuart Av CHELTENHAM 3192	\$1,568,500	16/09/2017
2	6 Parkside St BEAUMARIS 3193	\$1,500,000	06/05/2017
3	2 Cameron St CHELTENHAM 3192	\$1,475,000	28/10/2017

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.~~



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 676 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
September quarter 2017: \$1,138,000

## Comparable Properties



**2 Stuart Av CHELTENHAM 3192 (REI)**

[Agent Comments](#)



**Price:** \$1,568,500  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx



**6 Parkside St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx



**2 Cameron St CHELTENHAM 3192 (REI)**

[Agent Comments](#)



**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx