

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

3 Axelton Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,160,250 House Unit Suburb Cheltenham

Period - From 01/10/2017 to 31/12/2017 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	13 Charles St CHELTENHAM 3192	\$1,102,500	21/10/2017
2	15 Farm Rd CHELTENHAM 3192	\$1,097,000	18/11/2017
3	32 Wingrove St CHELTENHAM 3192	\$1,090,000	25/11/2017

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: 673 sqm approx
Agent Comments

Comparable Properties



13 Charles St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,102,500
Method: Sold Before Auction
Date: 21/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 618 sqm approx



15 Farm Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,097,000
Method: Private Sale
Date: 18/11/2017
Rooms: 4
Property Type: House
Land Size: 537 sqm approx



32 Wingrove St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 598 sqm approx