

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 21 Goulburn Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,160,250 House X 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	16 Rowans Rd HIGHETT 3190	\$1,035,000	16/03/2018
2	43a Matthieson St HIGHETT 3190	\$1,005,000	19/01/2018
3	10 Wingrove St CHELTENHAM 3192	\$1,000,000	16/12/2017

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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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2017: \$1,160,250



2 2 2

Rooms:

Property Type: House (Res)

Land Size: 497 sqm approx

Agent Comments

Comparable Properties



16 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,035,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 593 sqm approx



43a Matthieson St HIGHETT 3190 (VG)

Agent Comments

2 - -

Price: \$1,005,000

Method: Sale

Date: 19/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx



10 Wingrove St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)