

## 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 1282 Nepean Highway, Cheltenham Vic 3192

#### Indicative selling price

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

Range between \$840,000 & \$890,000

#### Median sale price

Median price \$1,089,000 House  Unit  Suburb Cheltenham

Period - From 01/01/2018 to 31/03/2018 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	20 Eagland Rd CHELTENHAM 3192	\$887,500	14/03/2018
2	63 Albenca St MENTONE 3194	\$865,000	27/02/2018
3	179 Warrigal Rd CHELTENHAM 3192	\$855,000	24/03/2018

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.

Pandelis Plousi  
9584 6500  
0409 553 929  
pplousi@hodges.com.au



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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$840,000 - \$890,000  
**Median House Price**  
March quarter 2018: \$1,089,000

## Comparable Properties



20 Eagland Rd CHELTENHAM 3192 (REI)

[Agent Comments](#)

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**Price:** \$887,500  
**Method:** Sold Before Auction  
**Date:** 14/03/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx



63 Albenca St MENTONE 3194 (REI)

[Agent Comments](#)

3   1   1

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** -  
**Property Type:** House (Res)



179 Warrigal Rd CHELTENHAM 3192 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)