

## 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 54 Nancy Street, 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 \$750,000 & \$825,000

#### Median sale price

Median price \$1,060,000 House  Unit  Suburb Cheltenham

Period - From 01/07/2018 to 30/09/2018 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	19 Stawell St MENTONE 3194	\$796,000	05/05/2018
2	308 Warrigal Rd CHELTENHAM 3192	\$790,000	22/09/2018
3	2/2 Levanto St MENTONE 3194	\$766,000	09/06/2018

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.



2   -  

**Rooms:**  
**Property Type:** House  
**Land Size:** 540.712 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
September quarter 2018: \$1,060,000

## Comparable Properties



**19 Stawell St MENTONE 3194 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$796,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 698 sqm approx



**308 Warrigal Rd CHELTENHAM 3192 (REI)**

[Agent Comments](#)

4   1   3

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** House (Res)



**2/2 Levanto St MENTONE 3194 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$766,000  
**Method:** Auction Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 408 sqm approx