

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	17 Elliott Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between	\$870,000	&	\$920,000
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Median sale price

Median price	\$1,060,000	House	X	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	91 Devon St CHELTENHAM 3192	\$1,000,000	30/08/2018
2	15 Fairview Av CHELTENHAM 3192	\$985,000	02/08/2018
3	19 Axelton St CHELTENHAM 3192	\$925,000	26/10/2018

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.



 3  2  4

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

September quarter 2018: \$1,060,000

Comparable Properties



91 Devon St CHELTENHAM 3192 (REI)

Agent Comments

 5  3  2

Price: \$1,000,000

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: House

Land Size: 648 sqm approx



15 Fairview Av CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  1  2

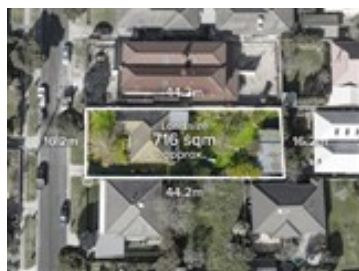
Price: \$985,000

Method: Private Sale

Date: 02/08/2018

Rooms: -

Property Type: House



19 Axelton St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$925,000

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 716 sqm approx