

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 11a Cox Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$632,500 House Unit X 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	2/11 Alden Ct CHELTENHAM 3192	\$803,000	22/09/2018
2	1/5 Haines St CHELTENHAM 3192	\$770,000	07/12/2018
3	3/19 Silver St CHELTENHAM 3192	\$760,000	01/12/2018

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 2

Rooms:
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 September quarter 2018: \$632,500

Comparable Properties



2/11 Alden Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$803,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Townhouse (Res)



1/5 Haines St CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$770,000
Method: Auction Sale
Date: 07/12/2018
Rooms: -
Property Type: Townhouse (Res)



3/19 Silver St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$760,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Townhouse (Res)