

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 Regent Parade, Cheltenham Vic 3192

Indicative selling price

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

Range between \$920,000 & \$990,000

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	25 Rowans Rd HIGHETT 3190	\$985,500	01/12/2018
2	1256 Nepean Hwy CHELTENHAM 3192	\$950,000	17/11/2018
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.



4 3 1

Rooms:

Property Type: House

Land Size: 599 sqm approx

Agent Comments

Comparable Properties



25 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$985,500

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



1256 Nepean Hwy CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$950,000

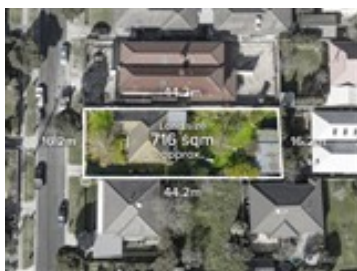
Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 629 sqm approx



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