

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 3/36 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$1,015,000 House Unit Suburb Cheltenham

Period - From 01/10/2018 to 31/12/2018 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	3/5 Peace St HIGHETT 3190	\$750,000	09/02/2019
2	39 Charlton Av CHELTENHAM 3192	\$748,000	11/12/2018
3	1/1-3 Karen St HIGHETT 3190	\$727,000	18/02/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/5 Peace St HIGHETT 3190 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



39 Charlton Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$748,000

Method: Private Sale

Date: 11/12/2018

Rooms: -

Property Type: Townhouse (Single)



1/1-3 Karen St HIGHETT 3190 (REI)

Agent Comments



Price: \$727,000

Method: Auction Sale

Date: 18/02/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 319 sqm approx