

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 4a Christensen Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$780,000 & \$858,000

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	61 Centre Dandenong Rd CHELTENHAM 3192	\$832,000	09/02/2019
2	81 Chesterville Rd HIGHETT 3190	\$815,000	18/01/2019
3	77 Beatrice St CHELTENHAM 3192	\$815,000	21/01/2019

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

Indicative Selling Price
 \$780,000 - \$858,000
Median House Price
 December quarter 2018: \$1,015,000

Comparable Properties



61 Centre Dandenong Rd CHELTENHAM 3192 [Agent Comments](#)
 (REI)



Price: \$832,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 583 sqm approx



81 Chesterville Rd HIGHETT 3190 (REI) [Agent Comments](#)



Price: \$815,000
Method: Private Sale
Date: 18/01/2019
Rooms: -
Property Type: House
Land Size: 585 sqm approx



77 Beatrice St CHELTENHAM 3192 (REI) [Agent Comments](#)



Price: \$815,000
Method: Private Sale
Date: 21/01/2019
Rooms: 12
Property Type: House