

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 Glebe Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,060,000 House Unit Suburb Cheltenham

Period - From 01/01/2018 to 31/12/2018 Source REIV

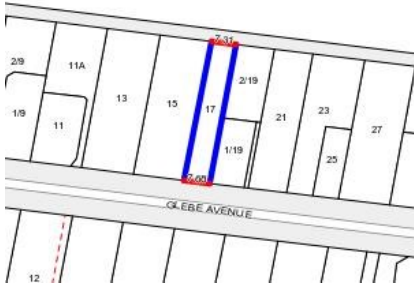
Comparable property sales (*Delete A or B below as applicable)

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	1a Bayview Rd BEAUMARIS 3193	\$1,360,000	23/02/2019
2	16a Tulip Gr CHELTENHAM 3192	\$1,300,000	15/12/2018
3	10a Weatherall Rd CHELTENHAM 3192	\$1,240,000	31/12/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 397 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2018: \$1,060,000

Comparable Properties



1a Bayview Rd BEAUMARIS 3193 (REI)

Agent Comments

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Price: \$1,360,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 5
Property Type: Townhouse (Res)



16a Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$1,300,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)



10a Weatherall Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,240,000
Method: Private Sale
Date: 31/12/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 400 sqm approx