

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 10/5 Hall Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$495,000 & \$544,000

Median sale price

Median price \$665,000 House Unit X Suburb Cheltenham

Period - From 01/01/2019 to 31/03/2019 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	13/80 Balcombe Rd MENTONE 3194	\$542,500	05/04/2019
2	206/2a Major St HIGHETT 3190	\$535,000	04/05/2019
3	306/1146 Nepean Hwy HIGHETT 3190	\$511,999	27/03/2019

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.



2 1 1

Rooms:
Property Type: Unit
Land Size: 0 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$495,000 - \$544,000
Median Unit Price
March quarter 2019: \$665,000

Comparable Properties



13/80 Balcombe Rd MENTONE 3194 (REI)

[Agent Comments](#)

2 2 2

Price: \$542,500
Method: Private Sale
Date: 05/04/2019
Rooms: 3
Property Type: Apartment



206/2a Major St HIGHETT 3190 (REI)

[Agent Comments](#)

2 2 1

Price: \$535,000
Method: Private Sale
Date: 04/05/2019
Rooms: -
Property Type: Apartment



306/1146 Nepean Hwy HIGHETT 3190 (REI)

[Agent Comments](#)

2 2 1

Price: \$511,999
Method: Private Sale
Date: 27/03/2019
Rooms: -
Property Type: Apartment