

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode  
1/12 Jack Road, Cheltenham, VIC 3192



## Indicative selling price

Range between  
\$ 540,000 - \$580,000

\* For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  
\$ 520,000

Unit

\*Delete house or unit as applicable

Suburb  
CHELTENHAM

Period  
17/01/2019 - 16/07/2019

Source  
Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2/28 Weatherall Road  
Cheltenham

2 1 1

**Sold Price** \*\$626,000  
**Date Sold** 06/04/2019  
**Land** 1060 sqm



2/30 Chesterville Road  
Cheltenham

2 1 1

**Sold Price** \*\$542,000  
**Date Sold** 28/05/2019  
**Land** 114 sqm



6/11 Wilson Street  
Cheltenham

2 1 2

**Sold Price** \*\$620,000  
**Date Sold** 25/05/2019  
**Land** 158 sqm