

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 14 Sinclair St CHELTENHAM 3192	\$1,177,500	15/03/2019
2 5 Tenham Gr CHELTENHAM 3192	\$1,125,000	22/06/2019
3 22 Baringhup St CHELTENHAM 3192	\$1,105,000	29/06/2019

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.~~



4 - -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 941 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2019: \$987,500

Comparable Properties



14 Sinclair St CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

4 2 -

Price: \$1,177,500
Method: Private Sale
Date: 15/03/2019
Rooms: -
Property Type: House
Land Size: 602 sqm approx



5 Tenham Gr CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

4 2 1

Price: \$1,125,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 615 sqm approx

22 Baringhup St CHELTENHAM 3192 (REI) [Agent Comments](#)

3 1 2

Price: \$1,105,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx