

# 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

2/2 Herald Street, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$590,000 & \$640,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2018 to 30/09/2019 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	7/26 Winsome St MENTONE 3194	\$640,000	05/10/2019
2	13/11 Hannah St CHELTENHAM 3192	\$623,500	05/10/2019
3	5/226 Warrigal Rd CHELTENHAM 3192	\$590,000	31/08/2019

**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.~~

This Statement of Information was prepared on:

02/11/2019 13:56



2   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
Year ending September 2019: \$625,000

## Comparable Properties



**7/26 Winsome St MENTONE 3194 (REI)**

**Agent Comments**

2   1   1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Rooms:** 5  
**Property Type:** Unit



**13/11 Hannah St CHELTENHAM 3192 (REI/VG)** **Agent Comments**

2   1   2

**Price:** \$623,500  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Unit



**5/226 Warrigal Rd CHELTENHAM 3192 (REI)** **Agent Comments**

2   1   1

**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** Unit