

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 Darvall Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,267,000 Property Type House Suburb Cheltenham

Period - From 01/10/2019 to 31/12/2019 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.

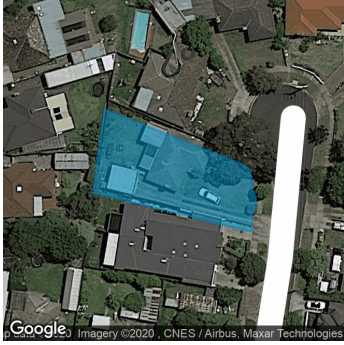
	Address of comparable property	Price	Date of sale
1	125 Centre Dandenong Rd CHELTENHAM 3192	\$851,000	16/11/2019
2	27 Warren Rd CHELTENHAM 3192	\$850,000	02/10/2019
3	221 Chesterville Rd MOORABBIN 3189	\$845,000	07/12/2019

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:

02/03/2020 15:13



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2019: \$1,267,000

Comparable Properties

**125 Centre Dandenong Rd CHELTENHAM
3192 (REI/VG)**

Agent Comments



Price: \$851,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 560 sqm approx

27 Warren Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 02/10/2019
Property Type: House (Res)
Land Size: 549 sqm approx



221 Chesterville Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$845,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 600 sqm approx