

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

31 Peters Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Cheltenham

Period - From 01/10/2019 to 30/09/2020 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	34 Carnoustie Pde HEATHERTON 3202	\$1,050,000	06/07/2020
2	4 Callaghan Ct CHELTENHAM 3192	\$1,001,000	18/07/2020
3	34 Renowden St CHELTENHAM 3192	\$988,000	06/08/2020

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:

13/10/2020 15:01



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Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
Year ending September 2020: \$1,085,000

Comparable Properties



34 Carnoustie Pde HEATHERTON 3202 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 06/07/2020
Property Type: House
Land Size: 379 sqm approx



4 Callaghan Ct CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,001,000
Method: Auction Sale
Date: 18/07/2020
Property Type: House (Res)
Land Size: 659 sqm approx



34 Renowden St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$988,000
Method: Private Sale
Date: 06/08/2020
Rooms: 7
Property Type: House (Previously Occupied - Detached)
Land Size: 593 sqm approx