

# 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

3b Alden Court, 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 \$1,199,500 & \$1,275,000

### Median sale price

Median price \$1,015,500 Property Type House Suburb Cheltenham

Period - From 01/07/2020 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	67 Eighth St PARKDALE 3195	\$1,210,000	29/05/2020
2	1/15 Latrobe St CHELTENHAM 3192	\$1,200,000	30/06/2020
3			

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: 19/10/2020 09:58



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**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,199,500 - \$1,275,000  
**Median House Price**  
September quarter 2020: \$1,015,500

## Comparable Properties



**67 Eighth St PARKDALE 3195 (REI/VG)**

**Agent Comments**

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**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 29/05/2020  
**Property Type:** House (Res)  
**Land Size:** 332 sqm approx



**1/15 Latrobe St CHELTENHAM 3192 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 30/06/2020  
**Property Type:** Townhouse (Single)

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.