

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

40 Jack Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,090,000 & \$1,180,000

Median sale price

Median price \$1,101,000 Property Type House Suburb Cheltenham

Period - From 01/07/2019 to 30/06/2020 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	1008 Nepean Hwy MOORABBIN 3189	\$1,190,000	15/05/2020
2	372 Bay Rd CHELTENHAM 3192	\$1,152,000	13/06/2020
3	25 Mount View Rd HIGHETT 3190	\$1,100,000	12/05/2020

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:

20/07/2020 13:26



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Property Type: House
Land Size: 589 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,090,000 - \$1,180,000
Median House Price
 Year ending June 2020: \$1,101,000

Comparable Properties



1008 Nepean Hwy MOORABBIN 3189 (REI) [Agent Comments](#)

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Price: \$1,190,000
Method: Private Sale
Date: 15/05/2020
Rooms: 7
Property Type: House
Land Size: 659 sqm approx



372 Bay Rd CHELTENHAM 3192 (REI) [Agent Comments](#)

4 1 2

Price: \$1,152,000
Method: Auction Sale
Date: 13/06/2020
Property Type: House (Res)
Land Size: 650 sqm approx

25 Mount View Rd HIGHETT 3190 (REI) [Agent Comments](#)

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Price: \$1,100,000
Method: Private Sale
Date: 12/05/2020
Property Type: House (Res)