

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,050,000

### 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	8 Siede Ct CHELTENHAM 3192	\$1,085,000	27/07/2020
2	21 Goulburn St CHELTENHAM 3192	\$1,050,000	28/07/2020
3	7 Jack Rd CHELTENHAM 3192	\$1,050,000	25/07/2020

**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:

29/10/2020 13:40



**Property Type:** House  
**Land Size:** 588.697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,050,000  
**Median House Price**  
Year ending September 2020: \$1,085,000

## Comparable Properties



**8 Siede Ct CHELTENHAM 3192 (REI/VG)**

**Agent Comments**



**Price:** \$1,085,000  
**Method:** Sold Before Auction  
**Date:** 27/07/2020  
**Property Type:** House (Res)  
**Land Size:** 515 sqm approx



**21 Goulburn St CHELTENHAM 3192 (VG)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 28/07/2020  
**Property Type:** House (Res)  
**Land Size:** 491 sqm approx



**7 Jack Rd CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 25/07/2020  
**Property Type:** House  
**Land Size:** 604 sqm approx