

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

4b Christensen Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$850,000 & \$930,000

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	2/3 Brady Rd BENTLEIGH EAST 3165	\$910,000	30/05/2020
2	2/11 Matthieson St HIGHETT 3190	\$910,000	03/07/2020
3	30 Woodland Dr CHELTENHAM 3192	\$880,000	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:

28/09/2020 09:21



Rooms: 4

Property Type:

Land Size: 327 sqm approx

Agent Comments

Comparable Properties



2/3 Brady Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$910,000

Method: Private Sale

Date: 30/05/2020

Property Type: Townhouse (Res)

Land Size: 355 sqm approx



2/11 Matthieson St HIGHETT 3190 (REI/VG) Agent Comments



Price: \$910,000

Method: Sold Before Auction

Date: 03/07/2020

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



30 Woodland Dr CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$880,000

Method: Sold Before Auction

Date: 06/08/2020

Property Type: House (Res)

Land Size: 451 sqm approx