

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 6 Evergreen Circuit, Cheltenham Vic 3192

Indicative selling price

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

Range between \$780,000 & \$850,000

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)

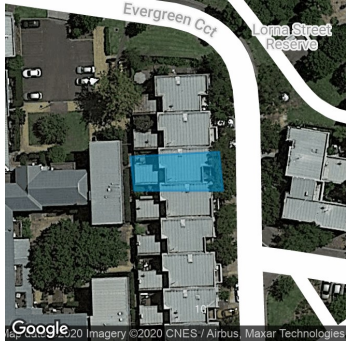
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 123a Cavanagh St CHELTENHAM 3192 | \$821,000 | 22/06/2020 |
| 2 | | | |
| 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: 22/10/2020 10:56



3 2 2

Property Type: Townhouse (Res)

Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

September quarter 2020: \$1,015,500

Comparable Properties

123a Cavanagh St CHELTENHAM 3192
(REI/VG)

Agent Comments

3 2 1

Price: \$821,000

Method: Private Sale

Date: 22/06/2020

Property Type: Townhouse (Res)

Land Size: 311 sqm approx

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.