

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

10 Kingswood Road, Cheltenham Vic 3192
--

Indicative selling price

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

Range between

\$1,600,000

 &

\$1,700,000

Median sale price

Median price

\$1,050,000

 Property Type

House

 Suburb

Cheltenham

Period - From

26/10/2019

 to

25/10/2020

 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		

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:

26/10/2020 09:26

10 Kingswood Road, Cheltenham Vic 3192



Jim Kalogerakis

9589 6077

0407 446 606

jkalogerakis@hodges.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

26/10/2019 - 25/10/2020: \$1,050,000



3 1 0

Property Type: House (Res)

Land Size: 683.004 sqm approx

Agent Comments

Comparable Properties

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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.