

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

9 Keamy Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Cheltenham

Period - From 02/11/2019 to 01/11/2020 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 Irving Ct CHELTENHAM 3192	\$960,000	06/07/2020
2	8 Eila CI CHELTENHAM 3192	\$960,000	11/07/2020
3	29 Heather Gr CHELTENHAM 3192	\$955,000	10/07/2020

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:

02/11/2020 10:15



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
02/11/2019 - 01/11/2020: \$1,050,000

Comparable Properties



2 Irving Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$960,000

Method: Private Sale

Date: 06/07/2020

Property Type: House

Land Size: 648 sqm approx



8 Eila Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$960,000

Method: Auction Sale

Date: 11/07/2020

Property Type: House (Res)

Land Size: 605 sqm approx



29 Heather Gr CHELTENHAM 3192 (REI/VG)

Agent Comments

4 1 2

Price: \$955,000

Method: Private Sale

Date: 10/07/2020

Property Type: House

Land Size: 622 sqm approx