

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
1/35 Tiffany Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,117,000 House X Unit Suburb Cheltenham

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

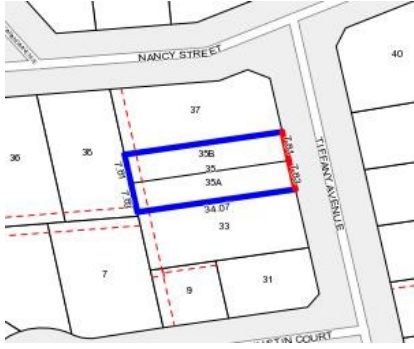
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	64b Devon St CHELTENHAM 3192	\$1,170,000	16/06/2018
2	7b Clyve Av MENTONE 3194	\$1,160,000	01/09/2018
3	93b Nepean Hwy MENTONE 3194	\$1,150,000	30/08/2018

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.~~

1/35 Tiffany Avenue, Cheltenham Vic 3192



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2018: \$1,117,000

Comparable Properties



64b Devon St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Townhouse (Res)

7b Clyve Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 290 sqm approx



93b Nepean Hwy MENTONE 3194 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 30/08/2018
Rooms: -
Property Type: Townhouse (Single)