

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

111b Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,267,000 Property Type House Suburb Cheltenham

Period - From 01/10/2019 to 31/12/2019 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	24b Wembley Av CHELTENHAM 3192	\$1,475,000	28/11/2019
2	12a Ward St CHELTENHAM 3192	\$1,455,000	27/02/2020
3	12b Ward St CHELTENHAM 3192	\$1,425,000	07/12/2019

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:

28/02/2020 11:00

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Property Type: Town Residence

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

December quarter 2019: \$1,267,000

Comparable Properties



24b Wembley Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

3 3 1

Price: \$1,475,000

Method: Private Sale

Date: 28/11/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



12a Ward St CHELTENHAM 3192 (REI) **Agent Comments**

4 3 2

Price: \$1,455,000

Method: Auction Sale

Date: 27/02/2020

Rooms: 6

Property Type: Townhouse (Single)



12b Ward St CHELTENHAM 3192 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,425,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 296 sqm approx