

# 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

12 Allnutt Court, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,196,580 Property Type House Suburb Cheltenham

Period - From 01/10/2020 to 31/12/2020 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	4 Byrne Ct CHELTENHAM 3192	\$1,129,000	19/12/2020
2	22 Jennifer St CHELTENHAM 3192	\$1,060,000	30/11/2020
3	16 Robross St CHELTENHAM 3192	\$1,050,000	05/12/2020

**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:

27/01/2021 11:13



**Rooms:** 4

**Property Type:** House

**Land Size:** 675 sqm approx

Agent Comments

## Comparable Properties

4 Byrne Ct CHELTENHAM 3192 (REI)

Agent Comments



**Price:** \$1,129,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House

22 Jennifer St CHELTENHAM 3192 (REI)

Agent Comments



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** House

**Land Size:** 590 sqm approx

16 Robross St CHELTENHAM 3192 (REI)

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House