

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

2/79 Bernard Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$980,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

17/09/2020

to

16/09/2021

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	6a Norma Av CHELTENHAM 3192	\$1,060,000	18/08/2021
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:

17/09/2021 12:12



3 3 2

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
17/09/2020 - 16/09/2021: \$980,000

Comparable Properties



6a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 3

Price: \$1,060,000
Method: Auction Sale
Date: 18/08/2021
Property Type: Townhouse (Res)

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.

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