

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

2/1 Latrobe Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$850,000

 &

\$930,000

Median sale price

Median price

\$1,050,000

 Property Type

House

 Suburb

Cheltenham

Period - From

01/07/2019

 to

30/09/2019

 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	1/1229 Nepean Hwy HIGHETT 3190	\$930,000	24/09/2019
2	5/430 Balcombe Rd BEAUMARIS 3193	\$895,000	19/10/2019
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:

26/11/2019 11:10



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Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
September quarter 2019: \$1,050,000

Comparable Properties



1/1229 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Private Sale
Date: 24/09/2019
Property Type: Townhouse (Single)



5/430 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$895,000
Method: Auction Sale
Date: 19/10/2019
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.