

## 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 10 Holmby Road, 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 \$900,000 & \$990,000

#### Median sale price

Median price \$1,130,000 House X Unit Suburb Cheltenham

Period - From 01/04/2018 to 30/06/2018 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	15 Fairview Av CHELTENHAM 3192	\$985,000	02/08/2018
2	14 Cavanagh St CHELTENHAM 3192	\$925,000	22/08/2018
3	2 Judd Pde CHELTENHAM 3192	\$900,000	11/08/2018

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.



3   -  

**Rooms:**  
**Property Type:** House  
**Land Size:** 601.44 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 June quarter 2018: \$1,130,000

## Comparable Properties



**15 Fairview Av CHELTENHAM 3192 (REI/VG)**   [Agent Comments](#)

4   1   2

**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 02/08/2018  
**Rooms:** -  
**Property Type:** House

**14 Cavanagh St CHELTENHAM 3192 (REI)**   [Agent Comments](#)

3   1   1

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** -  
**Property Type:** House (Res)



**2 Judd Pde CHELTENHAM 3192 (VG)**   [Agent Comments](#)

2   -   -

**Price:** \$900,000  
**Method:** Sale  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx