

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

14 Monterey Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2019 to 30/06/2020 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	12 Monterey Dr CHELTENHAM 3192	\$1,005,000	29/02/2020
2	1/5 Noyes St HIGHETT 3190	\$965,000	20/06/2020
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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: 29/07/2020 11:16



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
Year ending June 2020: \$700,000

Comparable Properties

12 Monterey Dr CHELTENHAM 3192 (REI/VG) **Agent Comments**



Price: \$1,005,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Townhouse (Res)
Land Size: 173 sqm approx



1/5 Noyes St HIGHETT 3190 (REI) **Agent Comments**



Price: \$965,000
Method: Auction Sale
Date: 20/06/2020
Rooms: 4
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.