

## 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 Paul Street, 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 \$1,475,000 & \$1,550,000

#### 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	38 Stuart Av CHELTENHAM 3192	\$1,650,000	15/09/2018
2	31 Royalty Av HIGHETT 3190	\$1,630,000	10/08/2018
3	7 Erskine Av CHELTENHAM 3192	\$1,430,000	02/06/2018

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 560 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,475,000 - \$1,550,000

**Median House Price**

June quarter 2018: \$1,130,000

## Comparable Properties



**38 Stuart Av CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 686 sqm approx



**31 Royalty Av HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 10/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**7 Erskine Av CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House (Res)