

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	401/9 Chesterville Road, Cheltenham Vic 3192
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Indicative selling price

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

Single price	\$399,000
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Median sale price

Median price	\$601,500	House		Unit	X	Suburb	Cheltenham
Period - From	01/07/2017	to	30/09/2017	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		
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.

401/9 Chesterville Road, Cheltenham Vic 3192



1 1 1

Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
September quarter 2017: \$601,500

TERMS:10% deposit, balance 30, 60, 90 days WATER RATES: \$680.29 per annum approx COUNCIL RATES: \$1070.46 per annum approx. OWNERS CORPORATION: \$3000.00 per annum approx

Comparable Properties



10/1 Garfield St CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$420,000
Method: Private Sale
Date: 06/06/2017
Rooms: 2
Property Type: Apartment



301/3 Remington Dr HIGHETT 3190 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$405,000
Method: Private Sale
Date: 11/08/2017
Rooms: 2
Property Type: Apartment

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.