

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

20 Erskine Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	12 Darren Ct CHELTENHAM 3192	\$1,115,000	14/09/2019
2	22 Baringhup St CHELTENHAM 3192	\$1,105,000	29/06/2019
3	6 Marshall Av HIGHETT 3190	\$1,075,000	28/06/2019

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:

14/11/2019 16:10



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Property Type: House (Res)
Land Size: 576 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 September quarter 2019: \$1,050,000

Comparable Properties



12 Darren Ct CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 600 sqm approx

22 Baringhup St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,105,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)
Land Size: 668 sqm approx

6 Marshall Av HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,075,000
Method: Sale
Date: 28/06/2019
Property Type: House (Res)
Land Size: 604 sqm approx