

Statement of Information

**Internet advertising for single residential property located within or outside the Melbourne metropolitan area**

**Sections 47AF of the Estate Agents Act 1980**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$435,000 or range between \$ & \$

**Median sale price**

Median price \$560,000 \*House \*unit X Suburb or locality Cheltenham  
 Period - From 1/2/2018 to 1/2/2019 Source Realestate.com.au

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 18 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
201/278 Charman Road, Cheltenham	\$415,000	4/12/2018
105/93 Cavanagh Street, Cheltenham	\$453,000	15/12/2018
205/9 Chesterville Road, Cheltenham	\$395,000	28/06/2018

OR