# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

### Property offered for sale

Address Including suburb and postcode 90 Beatrice Street, Cheltenham

## Indicative selling price

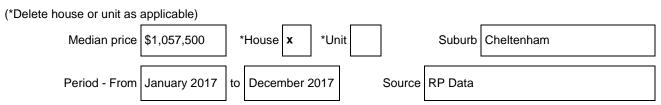
For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

or range between \$850,000

\$900,000

#### Median sale price



### 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
32 Barclay Drive, Cheltenham	\$910,000	9 <sup>th</sup> August 2017
39 Farm Road, Cheltenham	\$910,000	16 <sup>th</sup> September 2017
14 Licoln Drive, Cheltenham	\$865,000	5 <sup>th</sup> August 2016

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.