

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 9 Pyingerra Crescent, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,155,500 House X Unit Suburb Cheltenham

Period - From 01/04/2017 to 30/06/2017 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	6 Monaco Cr BEAUMARIS 3193	\$1,500,000	29/07/2017
2	10 Banool St CHELTENHAM 3192	\$1,377,500	30/09/2017
3	7 Mcnamara St BEAUMARIS 3193	\$1,354,000	09/09/2017

OR

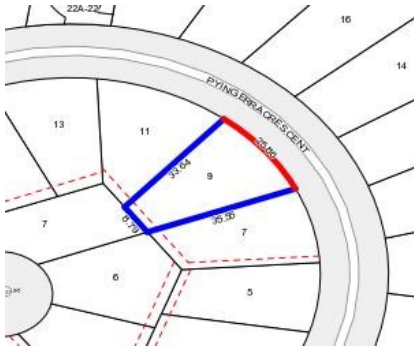
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2017: \$1,155,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



6 Monaco Cr BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx



10 Banool St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,377,500

Method: Private Sale

Date: 30/09/2017

Rooms: -

Property Type: House

Land Size: 549 sqm approx



7 Mcnamara St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,354,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 612 sqm approx