### 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

1 Walker Grove, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$995,000	Pro	operty Type	Hous	se		Suburb	Cheltenham
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	62 Glenelg Dr MENTONE 3194	\$1,130,000	19/10/2019
2	12 Darren Ct CHELTENHAM 3192	\$1,115,000	14/09/2019
3	3 Callaghan Ct CHELTENHAM 3192	\$1,050,000	18/09/2019

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.

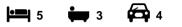
This Statement of Information was prepared on:

31/10/2019 09:29



# hockingstuart





Property Type: House Agent Comments

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Robert Pullia

**Indicative Selling Price** \$1,050,000 - \$1,150,000 Median House Price Year ending September 2019: \$995,000

## **Comparable Properties**



62 Glenelg Dr MENTONE 3194 (REI)

12 Darren Ct CHELTENHAM 3192 (REI)

2

**6** 2



Price: \$1,130,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



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

4



3 Callaghan Ct CHELTENHAM 3192 (REI)

2 2



Price: \$1,050,000 Method: Sold Before Auction Date: 18/09/2019 Rooms: 9 Property Type: House (Res) Land Size: 615 sqm approx

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.