

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

6 Shelford Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2019

to 30/09/2020

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	21 Oak Av CHELTENHAM 3192	\$1,281,000	07/11/2020
2	6 Sunray Av CHELTENHAM 3192	\$1,270,000	24/10/2020
3	1b Kelmar St CHELTENHAM 3192	\$1,240,000	13/10/2020

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:

26/11/2020 13:11

6 Shelford Court, Cheltenham Vic 3192



Jim Kalogerakis

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2020: \$1,085,000



4 2 0

Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



21 Oak Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 3

Price: \$1,281,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)



6 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

1b Kelmar St CHELTENHAM 3192 (REI)

Agent Comments

4 3 2

Price: \$1,240,000

Method: Private Sale

Date: 13/10/2020

Property Type: House

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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.