Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Including suburb and | |
|----------------------|--|
| postcode | |

Indicative selling price

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

| Range between \$850,000 & \$930,000 | Range between | \$850,000 | & | \$930,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$1,101,000 | Pro | perty Type | House | | Suburb | Cheltenham |
|---------------|-------------|-----|------------|-------|--------|--------|------------|
| Period - From | 01/07/2019 | to | 30/06/2020 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 2/3 Brady Rd BENTLEIGH EAST 3165 | \$910,000 | 30/05/2020 |
| 2 | 2/11 Matthieson St HIGHETT 3190 | \$910,000 | 03/07/2020 |
| 3 | 30 Woodland Dr CHELTENHAM 3192 | \$880,000 | 06/08/2020 |

OR

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

| This Statement of Information was prepared on: | 28/09/2020 09:21 |
|--|------------------|
|--|------------------|





Pandelis Plousi 9584 6500 0409 553 929 pplousi@hodges.com.au

Indicative Selling Price \$850,000 - \$930,000 Median House Price Year ending June 2020: \$1,101,000



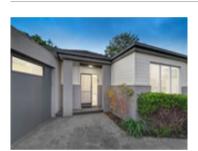
2 2 2

Rooms: 4 Property Type:

Land Size: 327 sqm approx

Agent Comments

Comparable Properties



2/3 Brady Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

— 3

2



Price: \$910,000 Method: Private Sale Date: 30/05/2020

Property Type: Townhouse (Res) **Land Size:** 355 sqm approx



2/11 Matthieson St HIGHETT 3190 (REI/VG)

—— 3







Price: \$910,000

Method: Sold Before Auction

Date: 03/07/2020

Property Type: Townhouse (Res) **Land Size:** 117 sqm approx



30 Woodland Dr CHELTENHAM 3192 (REI/VG) Agent Comments

1 🔂

Price: \$880,000

-3

Method: Sold Before Auction

Date: 06/08/2020

Property Type: House (Res) Land Size: 451 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





Agent Comments