

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

### Unit offered for sale

Address Including suburb and postcode

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit One (Three bedroom unit)	\$890,000	Or range between	\$*	&	\$
Unit Two (Two bedroom unit)	\$790,000	Or range between	\$*	&	\$
Unit Three (Three bedroom unit)	\$830,000	Or range between	\$*	&	\$
Unit Four (Two bedroom unit)	\$720,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price  Suburb

Period - From  To  Source

## Comparable property sales

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

Three bedroom unit

	Address of comparable unit	Price	Date of sale
Unit One	1 1/33 Rosewarne Ave Cheltenham	\$911,000	18/08/2017
	2 4/22 Jean St Cheltenham	\$900,000	17/10/2017
	3 4b Mena Ave Cheltenham	\$880,000	09/12/2017

### Unit type or class

Two bedroom unit

	Address of comparable unit	Price	Date of sale
Unit Two	1 1/8 Gawler Ct Cheltenham	\$800,000	09/09/2017
	2 53 Primrose Ave Cheltenham	\$795,000	23/09/2017
	3 1/8 Barrett St Cheltenham	\$770,500	02/11/1017

### Unit type or class

Three bedroom unit

	Address of comparable unit	Price	Date of sale
Unit Three	1 3/35 Latrobe St Cheltenham	\$840,000	02/08/2017
	2 2b Coleman Ct Cheltenham	\$830,000	02/12/2017
	3 7 Harpley St Cheltenham	\$830,000	23/11/2017

### Unit type or class

Two bedroom unit

	Address of comparable unit	Price	Date of sale
Unit Four	1 2/31 Cavanagh St Cheltenham	\$740,000	25/11/2017
	2 1/377 Bay Rd Cheltenham	\$729,950	12/12/2017
	3 5/23 Jean St Cheltenham	\$715,000	16/09/2017

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	