Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	79 Central Park Walk, Cheltenham VIC 3192

Indicative selling price

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

Single price		Lower price		Higher price
$650,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb House median sale price

Median price	$1,015,000		Suburb	Cheltenham	
Period - From	Apr 2017	To	Sep 2017	Source	RP DATA

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
78 Central Park Walk Cheltenham VIC 3192	$645,000	10/4/2017
64 Central Park Walk Cheltenham VIC 3192	$630,000	19/7/2017
5 Central Park Walk Cheltenham VIC 3192	$599,999	5/5/2017

OR

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