

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

1/4 Linden Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2022 to 30/09/2023 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	1/9 Heather Gr CHELTENHAM 3192	\$990,000	27/05/2023
2	30 Hamer St MOORABBIN 3189	\$971,000	26/08/2023
3	1a Mason Ct HIGHETT 3190	\$960,000	15/08/2023

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:

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Property Type: Townhouse
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 Year ending September 2023: \$715,000

Comparable Properties



1/9 Heather Gr CHELTENHAM 3192 (REI)

Agent Comments

2 1 3

Price: \$990,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit



30 Hamer St MOORABBIN 3189 (REI)

Agent Comments

2 1 2

Price: \$971,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 242 sqm approx



1a Mason Ct HIGHETT 3190 (REI)

Agent Comments

2 1 2

Price: \$960,000
Method: Private Sale
Date: 15/08/2023
Property Type: Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598