## 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 Peppertree Place, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,550,000		&		\$1,675,000			
Median sale p	rice							
Median price	\$1,213,583	Pro	operty Type	Hou	se		Suburb	Cheltenham
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	44b Herald St CHELTENHAM 3192	\$1,630,000	08/07/2023
2	7 Booker St CHELTENHAM 3192	\$1,600,000	16/11/2023
3	80b Albenca St CHELTENHAM 3192	\$1,585,000	28/10/2023

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:

21/11/2023 08:45



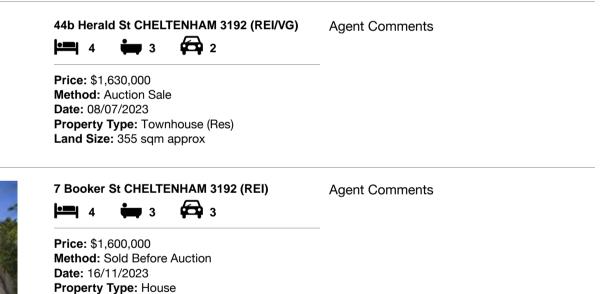






Rooms: 12 Property Type: House Land Size: 605 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,675,000 Median House Price Year ending September 2023: \$1,213,583

# **Comparable Properties**





80b Albenca St CHELTENHAM 3192 (REI)

**6** 2

Agent Comments



Price: \$1,585,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res)

Land Size: 399 sqm approx

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Land Size: 614 sqm approx

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





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