

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,675,000

### Median sale price

Median price \$1,213,583 Property Type House 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	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



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**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

44b Herald St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

4 3 2

**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 355 sqm approx



7 Booker St CHELTENHAM 3192 (REI)

[Agent Comments](#)

4 3 3

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 614 sqm approx



80b Albenca St CHELTENHAM 3192 (REI)

[Agent Comments](#)

4 3 2

**Price:** \$1,585,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 399 sqm approx

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