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 Primrose Avenue, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$830,000		&		\$890,000			
Median sale price								
Median price	\$970,000	Pro	operty Type	Том	/nhouse		Suburb	Cheltenham
Period - From	28/05/2024	to	27/05/2025		So	ource	Property	/ Data

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.

Ad	Address of comparable property		Date of sale
1	32 Mulberry Av CHELTENHAM 3192	\$860,000	14/03/2025
2	9 Primrose Av CHELTENHAM 3192	\$851,000	29/01/2025
3	24 Mulberry Av CHELTENHAM 3192	\$880,000	05/12/2024

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:

28/05/2025 20:16









Property Type: Townhouse **Land Size:** 141 sqm approx Agent Comments Indicative Selling Price \$830,000 - \$890,000 Median Townhouse Price 28/05/2024 - 27/05/2025: \$970,000

Comparable Properties

32 Mulberry Av CHELTENHAM 3192 (REI/VG) 3 2 4 Price: \$860,000 Method: Private Sale Date: 14/03/2025 Property Type: Townhouse (Single) Land Size: 139 sqm approx	Agent Comments
9 Primrose Av CHELTENHAM 3192 (REI/VG) 3 2 2 2 Price: \$851,000 Method: Sold Before Auction Date: 29/01/2025 Property Type: Townhouse (Single) Land Size: 138 sqm approx	Agent Comments
24 Mulberry Av CHELTENHAM 3192 (REI/VG) 3 2 2 2 Price: \$880,000 Method: Private Sale Date: 05/12/2024 Property Type: Townhouse (Single) Land Size: 138 sqm approx	Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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