

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 111b Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

Median sale price

Median price \$1,247,500 Property Type House Suburb Cheltenham

Period - From 01/04/2023 to 30/06/2023 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	7 Rene St BEAUMARIS 3193	\$1,765,000	12/08/2023
2	8 Cave St BEAUMARIS 3193	\$1,700,000	19/04/2023
3	3 Princess Av HIGHETT 3190	\$1,670,000	01/09/2023

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: 27/09/2023 08:30



Property Type:
Agent Comments

Indicative Selling Price
\$1,590,000 - \$1,690,000
Median House Price
June quarter 2023: \$1,247,500

Comparable Properties



7 Rene St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,765,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 286 sqm approx



8 Cave St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 19/04/2023
Property Type: Townhouse (Single)
Land Size: 296 sqm approx



3 Princess Av HIGHETT 3190 (REI)

Agent Comments



Price: \$1,670,000
Method: Private Sale
Date: 01/09/2023
Property Type: Townhouse (Single)

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