

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

12 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	6 Farm Rd CHELTENHAM 3192	\$1,237,000	05/08/2023
2	20 Glenelg Dr MENTONE 3194	\$1,200,000	07/09/2023
3	164 Centre Dandenong Rd CHELTENHAM 3192	\$1,170,000	05/08/2023

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:

09/10/2023 17:20



Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2023: \$1,247,500

Comparable Properties



6 Farm Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,237,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 701 sqm approx



20 Glenelg Dr MENTONE 3194 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Land Size: 536 sqm approx



164 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 585 sqm approx

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