

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

13 Fairview Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,220,750

Property Type

House

Suburb

Cheltenham

Period - From

01/01/2023

to

31/12/2023

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	8 Seville Ct CHELTENHAM 3192	\$1,215,000	20/10/2023
2	21 Kardinian Av CHELTENHAM 3192	\$1,150,000	17/02/2024
3	168 Centre Dandenong Rd CHELTENHAM 3192	\$1,100,000	09/12/2023

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:

13/03/2024 16:27

13 Fairview Avenue, Cheltenham Vic 3192

Amanda Harrison

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Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,220,750

Comparable Properties



8 Seville Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,215,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)



21 Kardinian Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 529 sqm approx



168 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 535 sqm approx

Account - Jellis Craig



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