

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 Goulburn Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,247,000 Property Type House Suburb Cheltenham

Period - From 08/04/2023 to 07/04/2024 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	3 Bendigo St CHELTENHAM 3192	\$1,411,000	02/03/2024
2	15 Lorna St CHELTENHAM 3192	\$1,390,000	23/03/2024
3	22 Mena Av CHELTENHAM 3192	\$1,371,000	07/03/2024

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: 08/04/2024 11:50



4 2 2

Rooms: 7
Property Type: House
Land Size: 509 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 08/04/2023 - 07/04/2024: \$1,247,000

Comparable Properties



3 Bendigo St CHELTENHAM 3192 (REI)

Agent Comments

4 2 1

Price: \$1,411,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



15 Lorna St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 544 sqm approx



22 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,371,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 593 sqm approx

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