

# 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 Monterey Drive, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$971,000 Property Type Townhouse Suburb Cheltenham

Period - From 22/05/2023 to 21/05/2024 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	16 Monterey Dr CHELTENHAM 3192	\$1,050,000	21/12/2023
2	11 Monterey Dr CHELTENHAM 3192	\$1,000,000	25/11/2023
3			

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: 22/05/2024 13:29

Ryan Castles  
03 9521 9800  
0499 003 879  
ryan.castles@belleproperty.com



3 2 2

**Property Type:** Townhouse  
(Single)  
**Land Size:** 163 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Townhouse Price**  
22/05/2023 - 21/05/2024: \$971,000

## Comparable Properties



16 Monterey Dr CHELTENHAM 3192 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 170 sqm approx



11 Monterey Dr CHELTENHAM 3192 (REI/VG) Agent Comments

3 3 2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 253 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840