

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

14b Davie Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,930,000 & \$1,980,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 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	13 Rose St HIGHETT 3190	\$1,980,000	19/08/2023
2	47b Lawson Pde HIGHETT 3190	\$1,930,000	14/11/2023
3	43a Gilarth St HIGHETT 3190	\$1,895,000	18/11/2023

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:

01/02/2024 10:09



4 3 2

Rooms: 9
Property Type: Townhouse
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
 \$1,930,000 - \$1,980,000
Median House Price
 December quarter 2023: \$1,225,000

Comparable Properties



13 Rose St HIGHETT 3190 (REI/VG)

Agent Comments

4 3 2

Price: \$1,980,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 359 sqm approx

47b Lawson Pde HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,930,000
Method: Sale
Date: 14/11/2023
Property Type: Strata Unit/Townhouse -
 Conjoined



43a Gilarth St HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,895,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598