

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

15b Jack Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	83A Park Rd CHELTENHAM 3192	\$1,625,000	25/02/2023
2	41a Olympic Av CHELTENHAM 3192	\$1,600,000	28/10/2022
3	11a Jackson Rd HIGHETT 3190	\$1,550,000	24/09/2023

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:

11/10/2023 11:56



3 2 1

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2023: \$1,247,500

Comparable Properties

83A Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Townhouse (Res)



41a Olympic Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 28/10/2022
Property Type: Townhouse (Res)
Land Size: 353 sqm approx



11a Jackson Rd HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 24/09/2023
Property Type: Townhouse (Single)
Land Size: 294 sqm approx