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

16/11 Hannah Street, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$710,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	18/03/2023	to	17/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	25C Jean St CHELTENHAM 3192	\$765,000	17/02/2024
2	5/82-90 Wilson St CHELTENHAM 3192	\$750,000	09/02/2024
3	3/35 Jean St CHELTENHAM 3192	\$715,000	02/03/2024

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:

18/03/2024 16:20







Property Type: Unit Agent Comments

Ami Russell 03 9585 5667 0447 020 608 amirussell@jelliscraig.com.au

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 18/03/2023 - 17/03/2024: \$710,500

Comparable Properties



25C Jean St CHELTENHAM 3192 (REI)

6 1



Price: \$765,000 Method: Auction Sale Date: 17/02/2024 Property Type: Townhouse (Res)

Agent Comments

5/82-90 Wilson St CHELTENHAM 3192 (REI)

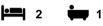
2 🙀 1 🋱 2

Price: \$750,000 Method: Sold Before Auction Date: 09/02/2024 Property Type: Unit



3/35 Jean St CHELTENHAM 3192 (REI)

6 2



Price: \$715,000 Method: Auction Sale Date: 02/03/2024 Property Type: Villa Agent Comments

Agent Comments

Account - Jellis Craig



propertydata

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