

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

19 Camelia Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,257,500 Property Type House Suburb Cheltenham

Period - From 21/05/2023 to 20/05/2024 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	12 Acacia Av MENTONE 3194	\$1,240,500	06/12/2023
2	42 Devon St CHELTENHAM 3192	\$1,211,000	18/04/2024
3	3 Justin Ct CHELTENHAM 3192	\$1,210,000	17/01/2024

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:

21/05/2024 13:01

19 Camelia Grove, Cheltenham Vic 3192

Amie Goddard

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 3  2  2

Property Type: House (Res)

Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

21/05/2023 - 20/05/2024: \$1,257,500

Comparable Properties



12 Acacia Av MENTONE 3194 (REI)

Agent Comments

 3  1  2

Price: \$1,240,500

Method: Sold Before Auction

Date: 06/12/2023

Property Type: House (Res)

Land Size: 782 sqm approx



42 Devon St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,211,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House (Res)

Land Size: 643 sqm approx



3 Justin Ct CHELTENHAM 3192 (REI)

Agent Comments

 3  2  3

Price: \$1,210,000

Method: Private Sale

Date: 17/01/2024

Property Type: House

Land Size: 636 sqm approx

Account - Jellis Craig



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