

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 Pyingerra Crescent, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,213,583 Property Type House Suburb Cheltenham

Period - From 01/10/2022 to 30/09/2023 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	1/110 Cromer Rd BEAUMARIS 3193	\$1,560,000	16/10/2023
2	2a Wilkins Av BEAUMARIS 3193	\$1,440,000	25/10/2023
3	25 Charles St CHELTENHAM 3192	\$1,400,000	16/10/2023

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:

31/10/2023 08:16



3 2 2

Rooms: 7
Property Type: House
Land Size: 571 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending September 2023: \$1,213,583

Comparable Properties



1/110 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 4

Price: \$1,560,000
Method: Sold After Auction
Date: 16/10/2023
Property Type: Townhouse (Res)



2a Wilkins Av BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,440,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: Townhouse (Res)



25 Charles St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Private Sale
Date: 16/10/2023
Property Type: House

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