

# 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

1c Cheeseman Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Brighton East

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	5 Campbell St BENTLEIGH 3204	\$1,730,000	09/06/2023
2	15 Wilson St BENTLEIGH 3204	\$1,690,000	07/10/2023
3	197 Centre Rd BENTLEIGH 3204	\$1,630,000	10/06/2023

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 12:44



4 2 1

**Property Type:**  
**Land Size:** 682 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
June quarter 2023: \$2,355,000

## Comparable Properties



5 Campbell St BENTLEIGH 3204 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$1,730,000  
**Method:** Sold Before Auction  
**Date:** 09/06/2023  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



15 Wilson St BENTLEIGH 3204 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,690,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)



197 Centre Rd BENTLEIGH 3204 (REI/VG)

**Agent Comments**

3 1 3

**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 10/06/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx