

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

22 Kardinian Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,229,750 Property Type House Suburb Cheltenham

Period - From 01/07/2022 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	7 Cox St CHELTENHAM 3192	\$1,335,000	23/09/2023
2	24 Long St MENTONE 3194	\$1,240,000	22/09/2023
3	164 Centre Dandenong Rd CHELTENHAM 3192	\$1,170,000	05/08/2023

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:

28/09/2023 10:12

22 Kardinian Avenue, Cheltenham Vic 3192



4 2 2

Rooms: 5
Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2023: \$1,229,750

Comparable Properties



7 Cox St CHELTENHAM 3192 (REI)

Agent Comments

4 2 1

Price: \$1,335,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 617 sqm approx



24 Long St MENTONE 3194 (REI)

Agent Comments

4 2 4

Price: \$1,240,000
Method: Private Sale
Date: 22/09/2023
Property Type: House
Land Size: 598 sqm approx



164 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

4 2 4

Price: \$1,170,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Jellis Craig



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