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	

Indicative selling price

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

Range between \$1,600,000	&	\$1,750,000
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Median sale price

Median price	\$1,140,250	Pro	perty Type	House		Suburb	Heatherton
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	8 Blackburn Dr CHELTENHAM 3192	\$1,605,000	02/12/2023
2	8 Farm Rd CHELTENHAM 3192	\$1,601,000	06/04/2024
3	221 Centre Dandenong Rd CHELTENHAM 3192	\$1,505,000	20/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2024 17:33



Property Type: House (Res)
Land Size: 735 sqm approx
Agent Comments

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

Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price Year ending March 2024: \$1,140,250

Comparable Properties



48 2

MapTiler OpenStreetMap contributors

8 Blackburn Dr CHELTENHAM 3192 (REI/VG)

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Price: \$1,605,000 **Method:** Auction Sale **Date:** 02/12/2023

Property Type: House (Res) **Land Size:** 534 sqm approx

Agent Comments



8 Farm Rd CHELTENHAM 3192 (REI)

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Price: \$1,601,000 **Method:** Auction Sale **Date:** 06/04/2024

Property Type: House (Res) **Land Size:** 595 sqm approx

Agent Comments



221 Centre Dandenong Rd CHELTENHAM

3192 (REI)

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Price: \$1,505,000 **Method:** Auction Sale **Date:** 20/04/2024

Property Type: House (Res) **Land Size:** 534 sqm approx

Agent Comments

Account - Jellis Craig



