

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

2a Paul Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$880,000

&

\$950,000

Median sale price

Median price

\$973,500

Property Type

Townhouse

Suburb

Cheltenham

Period - From

12/04/2023

to

11/04/2024

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	2/5 Maher St HIGHETT 3190	\$940,000	16/03/2024
2	5/15-19 Graham Rd HIGHETT 3190	\$930,000	17/02/2024
3			

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:

12/04/2024 16:31

Pandelis Plousi

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Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

12/04/2023 - 11/04/2024: \$973,500



Rooms: 3

Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Maher St HIGHETT 3190 (REI)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



5/15-19 Graham Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 325 sqm approx

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.

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