

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

3/3 David Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Cheltenham

Period - From 26/02/2023 to 25/02/2024 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	15/23-25 Olive Gr MENTONE 3194	\$495,000	08/12/2023
2	3/21 Gordon St BEAUMARIS 3193	\$482,000	06/01/2024
3	7/14-16 Barrett St CHELTENHAM 3192	\$462,200	11/11/2023

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:

26/02/2024 07:00



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
26/02/2023 - 25/02/2024: \$705,000

Comparable Properties



15/23-25 Olive Gr MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 08/12/2023
Property Type: Unit



3/21 Gordon St BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$482,000
Method: Private Sale
Date: 06/01/2024
Property Type: Unit



7/14-16 Barrett St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$462,200
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

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