Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address	3/3 David Court, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Tidings Setwoon	Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$705,000	Pro	perty Type	Jnit		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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

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

Agent Comments

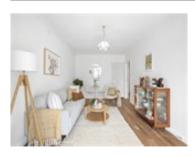


3/21 Gordon St BEAUMARIS 3193 (REI)



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

Agent Comments



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

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

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



