

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

3 Gaybre Court Cheltenham 3192

Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 Property type House Suburb Cheltenham

Period - From 1/1/2024 to 31/03/2024 Source REIV

Comparable property sales

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
9 Newry Street Cheltenham 3192	\$1,300,000	11/05/2024
63 Argus Street Cheltenham 3192	\$1,200,000	19/06/2024
142 Wilson Steet Cheltenham 3192	\$1,180,000	27/04/2024

This Statement of Information was prepared on: 25/06/2024

Date