## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Peters Drive, Cheltenham Vic 3192

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,257,500	Pro	operty Type	Hou	se		Suburb	Cheltenham	
Period - From	21/05/2023	to	20/05/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Rosewarne Av CHELTENHAM 3192	\$1,135,000	14/03/2024
2	26 Farm Rd CHELTENHAM 3192	\$1,080,000	23/02/2024
3	1 Irving Ct CHELTENHAM 3192	\$1,050,000	23/12/2023

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:

21/05/2024 16:00



### 3 Peters Drive, Cheltenham Vic 3192





Property Type: House (Previously Occupied - Detached) Land Size: 557 sqm approx Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 Median House Price 21/05/2023 - 20/05/2024: \$1,257,500

# **Comparable Properties**



5 Rosewarne Av CHELTENHAM 3192 (REI)



Price: \$1,135.000 Method: Private Sale Date: 14/03/2024 Property Type: House Land Size: 605.14 sqm approx

#### Agent Comments

26 Farm Rd CHELTENHAM 3192 (REI/VG) **-** 3 

Agent Comments

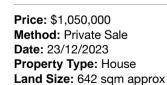
Price: \$1,080,000 Method: Private Sale Date: 23/02/2024 Property Type: House Land Size: 597 sqm approx



1 Irving Ct CHELTENHAM 3192 (REI/VG)

**2** •**•** 3 | 1

Agent Comments



Account - Jellis Craig



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.