## 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

30a Jack Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,213,583	Pro	operty Type	Hou	ISE		Suburb	Cheltenham
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	111b Weatherall Rd CHELTENHAM 3192	\$1,725,000	27/10/2023
2	6b Sydney St CHELTENHAM 3192	\$1,610,000	24/06/2023
3	11a Jackson Rd HIGHETT 3190	\$1,550,000	24/09/2023

OR

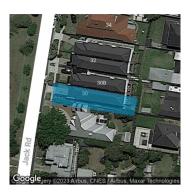
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/11/2023 14:14









**Property Type:** Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending September 2023: \$1,213,583

# **Comparable Properties**



111b Weatherall Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$1,725,000 Method: Private Sale Date: 27/10/2023 Property Type: House

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6b Sydney St CHELTENHAM 3192 (REI/VG)



Price: \$1,610,000 Method: Auction Sale Date: 24/06/2023 Property Type: Townhouse (Res) Land Size: 374 sqm approx



11a Jackson Rd HIGHETT 3190 (REI)

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Agent Comments

Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 24/09/2023 Property Type: Townhouse (Single) Land Size: 294 sqm approx

#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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