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 31 Fairview Avenue, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,270,000	Pro	operty Type	Hou	se		Suburb	Cheltenham
Period - From	01/04/2023	to	31/03/2024		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	4 Merton CI CHELTENHAM 3192	\$1,090,000	18/11/2023
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.

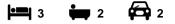
This Statement of Information was prepared on:

26/04/2024 13:31



31 Fairview Avenue, Cheltenham Vic 3192





Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments

Amanda Harrison 03 9585 5667 0402 128 801 amandaharrison@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending March 2024: \$1,270,000

Comparable Properties



4 Merton CI CHELTENHAM 3192 (REI/VG)



Price: \$1.090.000 Method: Private Sale Date: 18/11/2023 Property Type: House Land Size: 582 sqm approx



26 Farm Rd CHELTENHAM 3192 (REI)



Agent Comments

Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 23/02/2024 Property Type: House



1 Irving Ct CHELTENHAM 3192 (REI/VG) **2** •**•** 3 1

Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 23/12/2023 Property Type: House Land Size: 642 sqm approx

Account - Jellis Craig



propertydata

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