

# 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 32 Friendship Square, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,075,000 & \$1,175,000

### Median sale price

Median price \$1,193,888 Property Type House Suburb Cheltenham

Period - From 16/10/2022 to 15/10/2023 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	Price	Date of sale
1	25 Fairview Av CHELTENHAM 3192	\$1,105,000	13/05/2023
2	4 Gardenia Cr CHELTENHAM 3192	\$1,075,000	16/09/2023
3	22 Alden Ct CHELTENHAM 3192	\$1,075,000	26/08/2023

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: 16/10/2023 14:27

32 Friendship Square, Cheltenham Vic 3192



 3  - 

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 730 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,075,000 - \$1,175,000  
**Median House Price**  
16/10/2022 - 15/10/2023: \$1,193,888

## Comparable Properties



**25 Fairview Av CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx

**4 Gardenia Cr CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 3  1  3

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx



**22 Alden Ct CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 4  1  2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx

**Account - Jellis Craig**



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