

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 33 Latrobe Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,195,000 & \$1,295,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Cheltenham

Period - From 30/05/2023 to 29/05/2024 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	35 Edward St CHELTENHAM 3192	\$1,295,000	06/04/2024
2	9 Walker Gr CHELTENHAM 3192	\$1,265,000	15/02/2024
3	4 Tuck St CHELTENHAM 3192	\$1,250,000	15/05/2024

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: 30/05/2024 10:02

Jason C. Swift
0417 055 702
jason.swift@marshallwhite.com.au



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000 - \$1,295,000
Median House Price
30/05/2023 - 29/05/2024: \$1,250,000

Comparable Properties



35 Edward St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 671 sqm approx



9 Walker Gr CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,265,000
Method: Auction Sale
Date: 15/02/2024
Property Type: House (Res)
Land Size: 571 sqm approx



4 Tuck St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 611 sqm approx

Account - Marshall White | P: 03 9822 9999