

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

4/2 Barker Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Cheltenham

Period - From 31/08/2022 to 30/08/2023 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	17/94-96 Cavanagh St CHELTENHAM 3192	\$591,000	24/05/2023
2	3/1a Sunray Av CHELTENHAM 3192	\$590,000	18/03/2023
3	18/94-96 Cavanagh St CHELTENHAM 3192	\$550,000	12/08/2023

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:

31/08/2023 15:04



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 1890 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
31/08/2022 - 30/08/2023: \$675,000

Comparable Properties



17/94-96 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$591,000
Method: Private Sale
Date: 24/05/2023
Property Type: Unit
Land Size: 127 sqm approx



3/1a Sunray Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Unit



18/94-96 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit

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