

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

4/21-23 Kayden Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between

\$490,000

 &

\$530,000

Median sale price

Median price

\$618,250

 Property Type

Unit

 Suburb

Cheltenham

Period - From

14/06/2023

 to

13/06/2024

 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	2/7 Barker St CHELTENHAM 3192	\$560,000	16/12/2023
2	103/35 Tennyson St HIGHETT 3190	\$530,000	16/05/2024
3	1/2 Fiona Ct CHELTENHAM 3192	\$510,000	18/05/2024

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:

14/06/2024 10:57



Property Type: Unit

Agent Comments

Comparable Properties



2/7 Barker St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit

Land Size: 108 sqm approx



103/35 Tennyson St HIGHETT 3190 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 16/05/2024

Property Type: Unit



1/2 Fiona Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Unit

Land Size: 178 sqm approx