

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 Lauriston Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 to 31/12/2023 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.

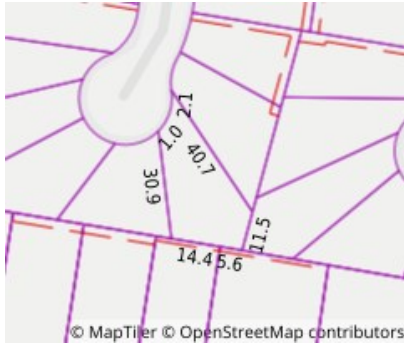
	Address of comparable property	Price	Date of sale
1	5 Cox St CHELTENHAM 3192	\$1,250,000	21/10/2023
2	7 Hartwell PI CHELTENHAM 3192	\$1,220,000	28/10/2023
3	31 Weymar St CHELTENHAM 3192	\$1,200,000	02/12/2023

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:

22/01/2024 10:11



Rooms: 8
Property Type: House
Land Size: 647 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2023: \$1,225,000

Comparable Properties

5 Cox St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 617 sqm approx



7 Hartwell Pl CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



31 Weymar St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 629 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216