

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

42 Benkel Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,336,000

Property Type House

Suburb Cheltenham

Period - From 01/01/2024

to 31/03/2024

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	41 Hibiscus Av CHELTENHAM 3192	\$1,200,000	14/03/2024
2	3 Peters Dr CHELTENHAM 3192	\$1,150,500	12/06/2024
3	21 Kardinian Av CHELTENHAM 3192	\$1,150,000	17/02/2024

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:

10/07/2024 11:30



4
 2
 3

Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 March quarter 2024: \$1,336,000

Comparable Properties



41 Hibiscus Av CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

4
 2
 3

Price: \$1,200,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 530 sqm approx



3 Peters Dr CHELTENHAM 3192 (REI) [Agent Comments](#)

4
 2
 3

Price: \$1,150,500
Method: Sold Before Auction
Date: 12/06/2024
Property Type: House (Res)
Land Size: 556 sqm approx



21 Kardinian Av CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

4
 2
 1

Price: \$1,150,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 529 sqm approx

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