

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 Devon Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Cheltenham

Period - From 28/03/2023

to 27/03/2024

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	26 Farm Rd CHELTENHAM 3192	\$1,080,000	23/02/2024
2	8 Azalea Ct CHELTENHAM 3192	\$1,060,000	02/03/2024
3	1 Irving Ct CHELTENHAM 3192	\$1,050,000	23/12/2023

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:

28/03/2024 15:56

42 Devon Street, Cheltenham Vic 3192



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
28/03/2023 - 27/03/2024: \$715,000

Comparable Properties



26 Farm Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 23/02/2024
Property Type: House



8 Azalea Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 536 sqm approx



1 Irving Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 642 sqm approx

Account - Jellis Craig



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