

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 43a Weymar Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	15 Evergreen Cirt CHELTENHAM 3192	\$1,330,000	25/05/2024
2	8a Jellicoe St CHELTENHAM 3192	\$1,268,000	10/02/2024
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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: 05/06/2024 11:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2024: \$1,336,000

Comparable Properties



15 Evergreen Cirt CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)
Land Size: 259 sqm approx



8a Jellicoe St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,268,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

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.

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