

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

44 Olympic Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Cheltenham

Period - From

28/05/2023

to

27/05/2024

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	69 Beaumaris Pde HIGHETT 3190	\$1,668,000	20/02/2024
2	16 Heather Gr CHELTENHAM 3192	\$1,650,000	17/02/2024
3	310 Balcombe Rd BEAUMARIS 3193	\$1,650,000	15/03/2024

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:

28/05/2024 10:34

44 Olympic Avenue, Cheltenham Vic 3192

Amie Goddard

03 9585 5667

0415 619 919

amiegoddard@jellisrcraig.com.au



 4  1  4

Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

28/05/2023 - 27/05/2024: \$1,250,000

Comparable Properties



69 Beaumaris Pde HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,668,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 674 sqm approx



16 Heather Gr CHELTENHAM 3192 (REI)

Agent Comments

 4  1  1

Price: \$1,650,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



310 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

 3  1  2

Price: \$1,650,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 710 sqm approx

Account - Jellis Craig



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