

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

49 Fairview Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$900,000

&

\$990,000

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	39 Kingston Rd HEATHERTON 3202	\$985,000	14/04/2024
2	4 Dianne Ct CHELTENHAM EAST 3192	\$985,000	24/11/2023
3	370 Warrigal Rd CHELTENHAM 3192	\$935,000	22/04/2024

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:

23/05/2024 14:57



Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



39 Kingston Rd HEATHERTON 3202 (VG)

Agent Comments



Price: \$985,000

Method: Sale

Date: 14/04/2024

Property Type: House (Res)

Land Size: 703 sqm approx

4 Dianne Ct CHELTENHAM EAST 3192 (VG)

Agent Comments



Price: \$985,000

Method: Sale

Date: 24/11/2023

Property Type: House (Res)

Land Size: 531 sqm approx



370 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$935,000

Method: Sold Before Auction

Date: 22/04/2024

Property Type: House (Res)

Land Size: 743 sqm approx