

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

5 Everest Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2023 to 31/12/2023 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	4/4 Turner Rd HIGHETT 3190	\$910,000	02/12/2023
2	1/21 Heather Gr CHELTENHAM 3192	\$900,000	09/09/2023
3	26 Tintern Mews CHELTENHAM 3192	\$830,000	15/12/2023

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:

29/02/2024 16:30

5 Everest Drive, Cheltenham Vic 3192

Amanda Harrison

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 3  1  2

Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2023: \$720,000

Comparable Properties



4/4 Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  2

Price: \$910,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Unit
Land Size: 216 sqm approx



1/21 Heather Gr CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

26 Tintern Mews CHELTENHAM 3192 (VG)

Agent Comments

 3  -  -

Price: \$830,000
Method: Sale
Date: 15/12/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



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