

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 50 Mulberry Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$777,500 Property Type Unit Suburb Cheltenham

Period - From 01/10/2023 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	1/1a Goulburn St CHELTENHAM 3192	\$920,000	23/09/2023
2	4/4 Turner Rd HIGHETT 3190	\$910,000	02/12/2023
3	1/21 Heather Gr CHELTENHAM 3192	\$900,000	09/09/2023

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:

21/02/2024 18:02



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$880,000 - \$930,000

Median Unit Price

December quarter 2023: \$777,500

Comparable Properties



1/1a Goulburn St CHELTENHAM 3192 (REI/VG) Agent Comments

 3  2  2

Price: \$920,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)



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)

Account - Lynchs Real Estate | P: 03 9555 1911