

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

6 Tomar Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$1,265,500

Property Type House

Suburb Cheltenham

Period - From 03/07/2023

to 02/07/2024

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	5 Shirlian St CHELTENHAM EAST 3192	\$1,175,000	16/03/2024
2	6 Jells Rd CHELTENHAM 3192	\$1,125,000	27/04/2024
3	24 Kardinian Av CHELTENHAM 3192	\$1,100,000	15/04/2024

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:

03/07/2024 09:25

6 Tomar Court, Cheltenham Vic 3192



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median House Price

03/07/2023 - 02/07/2024: \$1,265,500

Comparable Properties

5 Shirlian St CHELTENHAM EAST 3192 (VG)

Agent Comments

3 - -

Price: \$1,175,000

Method: Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 534 sqm approx



6 Jells Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 538 sqm approx



24 Kardinian Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 530 sqm approx

Account - Jellis Craig



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