

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

7b Renowden Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$971,000 Property Type Townhouse Suburb Cheltenham

Period - From 06/04/2023 to 05/04/2024 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	200A Centre Dandenong Rd CHELTENHAM 3192	\$1,150,000	13/03/2024
2	96 Oak Av MENTONE 3194	\$1,120,000	24/02/2024
3	3 Shoreacres PI HEATHERTON 3202	\$1,100,000	07/03/2024

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: 06/04/2024 15:27



3 2 1+

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
06/04/2023 - 05/04/2024: \$971,000

Comparable Properties



200A Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,150,000
Method: Private Sale
Date: 13/03/2024
Property Type: Townhouse (Res)



96 Oak Av MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,120,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)



3 Shoreacres PI HEATHERTON 3202 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 07/03/2024
Property Type: House

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