

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

8/38 Jean Street, Cheltenham, VIC 3192

Indicative selling price

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

Single price

or range between

\$650,000

&

\$700,000

Median sale price

Median price

\$1,189,500

Property type

House

Suburb

CHELTENHAM

Period - From

12/10/2022

to

11/10/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8/1-5 Highett Grove Highett Vic 3190	\$650,000	2023-06-24
2	2/66 Graham Road Highett Vic 3190	\$705,000	2023-06-17
3	7/6 Jean Street Cheltenham Vic 3192	\$698,000	2023-08-12

This Statement of Information was prepared on:

12/10/2023

