

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 Azalea Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,220,750 Property Type House 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	23 Jacaranda Av CHELTENHAM 3192	\$1,150,000	17/08/2023
2	90 Beatrice St CHELTENHAM 3192	\$1,103,000	14/10/2023
3	53 Kardinian Av CHELTENHAM 3192	\$950,000	26/08/2023

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: 02/02/2024 16:48



3 1 2

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2023: \$1,220,750

Comparable Properties



23 Jacaranda Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 552 sqm approx



90 Beatrice St CHELTENHAM 3192 (REI) **Agent Comments**

3 1 1

Price: \$1,103,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 535 sqm approx



53 Kardinian Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

3 1 1

Price: \$950,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)
Land Size: 533 sqm approx

Account - Marshall White | P: 03 9822 9999