

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 9/3 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$625,000 & \$687,500

Median sale price

Median price \$715,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2023 to 30/09/2023 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	1/44 Warren Rd CHELTENHAM 3192	\$663,000	12/08/2023
2	8/1-5 Highett Gr HIGHETT 3190	\$650,000	24/06/2023
3	2/71 Chesterville Rd HIGHETT 3190	\$635,000	25/09/2023

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: 23/10/2023 17:28



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$625,000 - \$687,500

Median Unit Price

September quarter 2023: \$715,000

Comparable Properties



1/44 Warren Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 2

Price: \$663,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Unit



8/1-5 Highett Gr HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$650,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)



2/71 Chesterville Rd HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200