

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 Verdure Crescent, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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	3 Dawn St HIGHETT 3190	\$1,450,000	25/11/2023
2	25 Tuck St CHELTENHAM 3192	\$1,351,000	17/02/2024
3	11 Munro Av CHELTENHAM 3192	\$1,300,000	16/11/2023

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:

01/03/2024 22:28

9 Verdure Crescent, Cheltenham Vic 3192



 4  2  2

Property Type: House
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending December 2023: \$1,220,750

Comparable Properties



3 Dawn St HIGHETT 3190 (REI/VG)

Agent Comments

 6  3  2

Price: \$1,450,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 591 sqm approx



25 Tuck St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,351,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 555 sqm approx



11 Munro Av CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: House (Res)
Land Size: 586 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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