

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 9a Jacaranda Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	1/100 Collins St MENTONE 3194	\$1,240,000	03/06/2023
2	1/18 Swanston St MENTONE 3194	\$1,200,100	27/09/2023
3	121 Devon St CHELTENHAM 3192	\$1,167,000	14/10/2023

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: 03/11/2023 09:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
September quarter 2023: \$715,000

Comparable Properties



1/100 Collins St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)
Land Size: 340 sqm approx



1/18 Swanston St MENTONE 3194 (REI)

Agent Comments



Price: \$1,200,100
Method: Private Sale
Date: 27/09/2023
Property Type: Townhouse (Single)
Land Size: 240 sqm approx



121 Devon St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,167,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

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