## 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

4A Higham Street, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$880,000			
Median sale p	rice							
Median price	\$973,000	Pro	operty Type	Том	/nhouse		Suburb	Cheltenham
Period - From	09/11/2023	to	08/11/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/18 Barrett St CHELTENHAM 3192	\$849,950	13/08/2024
2	1/18 Barrett St CHELTENHAM 3192	\$857,500	27/07/2024
3			

OR

**B**<sup>\*</sup> 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:

09/11/2024 14:44





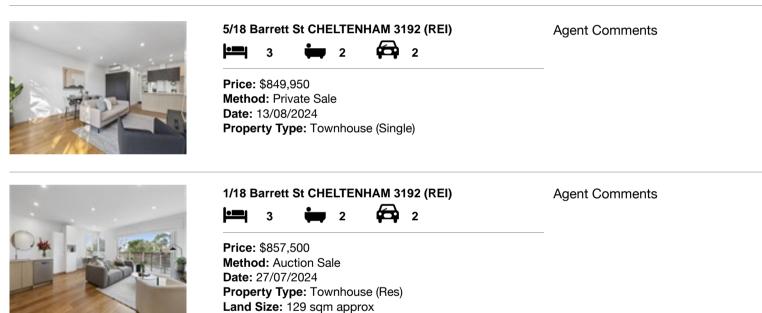




**Property Type:** Townhouse (Single) Agent Comments kobrien@hodges.com.au Indicative Selling Price \$820,000 - \$880,000 Median Townhouse Price 09/11/2023 - 08/11/2024: \$973,000

Katrina O'Brien (03) 9584 6500 0411 626 394

# **Comparable Properties**



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.

#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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