

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 consumer.vic.gov.au/underquoting

Range between \$820,000 & \$880,000

Median sale price

Median price \$973,000 Property Type Townhouse Suburb Cheltenham

Period - From 09/11/2023 to 08/11/2024 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	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* 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



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/18 Barrett St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$849,950

Method: Private Sale

Date: 13/08/2024

Property Type: Townhouse (Single)



1/18 Barrett St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$857,500

Method: Auction Sale

Date: 27/07/2024

Property Type: Townhouse (Res)

Land Size: 129 sqm approx

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.