

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

11 Beverley Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,280,000

&

\$1,400,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2023

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	4 Churchill Av CHELTENHAM 3192	\$1,350,000	28/10/2023
2	3 Jack Rd CHELTENHAM 3192	\$1,290,000	10/02/2024
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:

15/02/2024 16:14



Property Type:
Divorce/Estate/Family Transfers
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median House Price
December quarter 2023: \$1,225,000

Comparable Properties



4 Churchill Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 584 sqm approx



3 Jack Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 697 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.