

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

16b Nancy Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2022

to 30/09/2023

Source REA

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	27 Hibiscus Av CHELTENHAM 3192	\$1,460,000	19/08/2023
2	17 Derwent St MENTONE 3194	\$1,458,000	28/10/2023
3	12 Herald St CHELTENHAM 3192	\$1,430,000	11/11/2023

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:

22/11/2023 00:03



HOUSE SITUATED ON 613 SQM APPROX.

 4  2  2+

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending September 2023: \$1,213,583

Comparable Properties



27 Hibiscus Av CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 616 sqm approx



17 Derwent St MENTONE 3194 (REI)

Agent Comments

 4  3  2

Price: \$1,458,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 534 sqm approx



12 Herald St CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 632 sqm approx