

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

7 Reeve Court Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

Other

Suburb

Cheltenham

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

84 Bernard Street Cheltenham VIC 3192	\$1,141,500	06-Mar-21
111 Herald Street Cheltenham VIC 3192	\$1,015,000	22-May-21
28 Lincoln Drive Cheltenham VIC 3192	\$1,095,000	15-May-21

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 6 months.~~

This Statement of Information was prepared on: 21 September 2021



84 Bernard Street Cheltenham VIC 3192

Sold Price

\$1,141,500

Sold Date

06-Mar-21



Distance

1.1km



111 Herald Street Cheltenham VIC 3192

Sold Price

\$1,015,000

Sold Date

22-May-21



Distance

1.45km



28 Lincoln Drive Cheltenham VIC 3192

Sold Price

\$1,095,000

Sold Date

15-May-21



Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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