

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

11A Voltri Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Cheltenham

Period - From 01/07/2021

to 30/09/2021

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	9a Higham St CHELTENHAM 3192	\$1,095,000	28/10/2021
2	3/1 Romney Cl MOORABBIN 3189	\$1,050,000	20/11/2021
3	3/5 Potts St PARKDALE 3195	\$1,050,000	11/11/2021

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:

24/11/2021 18:57



3 3 0

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 297.86 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2021: \$1,380,000

Comparable Properties



9a Higham St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$1,095,000

Method: Auction Sale

Date: 28/10/2021

Property Type: Townhouse (Res)

Land Size: 423 sqm approx



3/1 Romney CI MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,050,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)



3/5 Potts St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 11/11/2021

Property Type: Townhouse (Res)

Land Size: 227 sqm approx