

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

1/24 Gillman Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2020

to

31/03/2021

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	1/105 Park Rd CHELTENHAM 3192	\$810,000	13/03/2021
2	3/67 Chesterville Rd HIGHETT 3190	\$763,500	27/03/2021
3	7/143 Weatherall Rd CHELTENHAM 3192	\$725,000	27/03/2021

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:

19/04/2021 12:10



2
 1
 2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2021: \$710,000

Impeccable 2 bedroom + study street front villa with its own generous secure north facing entertaining garden. Enjoying sun drenched living & dining with modern study area, a classic entertainer's kitchen, 2 double bedrooms (BIRs), tasteful bathroom, fitted laundry & a utility courtyard. One of 5, it boasts gas heating, R/C air cond, security doors, instant hot water & a LU carport/workshop + driveway. Tree lined no through road, walk to Charman Road's café scene, Cheltenham PS, train, parks & golf courses, moments to Southland, zoned for Beaumaris & Mentone Girls' Secondary Colleges

Comparable Properties



1/105 Park Rd CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$810,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit



3/67 Chesterville Rd HIGHETT 3190 (REI)

Agent Comments

2
 1
 1

Price: \$763,500

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit



7/143 Weatherall Rd CHELTENHAM 3192 (REI) Agent Comments

2
 1
 1

Price: \$725,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit

Land Size: 158 sqm approx