

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

4 Hibiscus Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,212,166

Property Type

House

Suburb

Cheltenham

Period - From

06/02/2023

to

05/02/2024

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	2 Cervara St MENTONE 3194	\$950,000	18/11/2023
2	1 Kayden St CHELTENHAM 3192	\$950,000	01/09/2023
3	167 Warrigal Rd CHELTENHAM 3192	\$920,000	03/02/2024

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:

06/02/2024 09:06

4 Hibiscus Avenue, Cheltenham Vic 3192



 3  1  4

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
06/02/2023 - 05/02/2024: \$1,212,166

Comparable Properties



2 Cervara St MENTONE 3194 (REI/VG)

Agent Comments

 4  1  2

Price: \$950,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 492 sqm approx



1 Kayden St CHELTENHAM 3192 (VG)

Agent Comments

 3  -  -

Price: \$950,000
Method: Sale
Date: 01/09/2023
Property Type: House (Res)
Land Size: 540 sqm approx



167 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$920,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)

Account - Jellis Craig



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.