

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 Higham Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,238,500

Property Type House

Suburb Cheltenham

Period - From 03/11/2020

to

02/11/2021

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	3 Cannes Gr BEAUMARIS 3193	\$1,921,000	02/10/2021
2	25 Wembley Av CHELTENHAM 3192	\$1,830,000	12/10/2021
3	22 Correa Av CHELTENHAM 3192	\$1,790,000	26/10/2021

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:

03/11/2021 11:00

7 Higham Street, Cheltenham Vic 3192



Katrina O'Brien

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

03/11/2020 - 02/11/2021: \$1,238,500



4 3 2

Rooms: 6

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



3 Cannes Gr BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,921,000

Method: Sold Before Auction

Date: 02/10/2021

Property Type: House (Res)

Land Size: 592 sqm approx



25 Wembley Av CHELTENHAM 3192 (REI)

Agent Comments

5 2 3

Price: \$1,830,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: House (Res)

Land Size: 679 sqm approx



22 Correa Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,790,000

Method: Auction Sale

Date: 26/10/2021

Property Type: House (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216



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