

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 Jennifer Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,411,500

Property Type House

Suburb Cheltenham

Period - From 01/04/2022

to 30/06/2022

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	5 Barrett St CHELTENHAM 3192	\$2,250,000	19/05/2022
2	4 Barrett St CHELTENHAM 3192	\$2,150,000	30/04/2022
3			

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:

27/09/2022 20:31



5 3 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2022: \$1,411,500

Comparable Properties



5 Barrett St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 3

Price: \$2,250,000

Method: Private Sale

Date: 19/05/2022

Property Type: House

Land Size: 603 sqm approx



4 Barrett St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$2,150,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 687 sqm approx

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.