

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

5 Paljan Court, 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 \$1,250,000

Property Type House

Suburb Cheltenham

Period - From 24/07/2023

to

23/07/2024

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	6 Coral Ct CHELTENHAM EAST 3192	\$1,090,000	23/03/2024
2	31 Cox St CHELTENHAM 3192	\$1,080,000	01/05/2024
3	49 Fairview Av CHELTENHAM 3192	\$1,030,000	15/06/2024

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:

24/07/2024 11:32

5 Paljan Court, Cheltenham Vic 3192



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
24/07/2023 - 23/07/2024: \$1,250,000

Comparable Properties

6 Coral Ct CHELTENHAM EAST 3192 (VG) Agent Comments



Price: \$1,090,000
Method: Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 543 sqm approx



31 Cox St CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 01/05/2024
Property Type: House (Res)
Land Size: 367 sqm approx



49 Fairview Av CHELTENHAM 3192 (REI) Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Jellis Craig



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