

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

3/12 Jack Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2023

to

30/09/2023

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	2/23 Rose St HIGHETT 3190	\$595,000	14/05/2023
2	4/1125a Nepean Hwy HIGHETT 3190	\$555,000	22/07/2023
3	2/7 Highett Gr HIGHETT 3190	\$550,000	02/09/2023

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:

14/10/2023 10:51



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$569,000
Median Unit Price
September quarter 2023: \$715,000

Comparable Properties



2/23 Rose St HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 14/05/2023
Property Type: Unit



4/1125a Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

 2  1  2

Price: \$555,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit



2/7 Highett Gr HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$550,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

Account - Barry Plant | P: 03 9586 0500