

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

124a Devon Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,005,000 Property Type Townhouse Suburb Cheltenham

Period - From 08/08/2021 to 07/08/2022 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	47a Wilson St CHELTENHAM 3192	\$887,500	18/06/2022
2	2/44 Wilson St CHELTENHAM 3192	\$866,000	02/04/2022
3	6/133 Charman Rd BEAUMARIS 3193	\$850,000	18/06/2022

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:

08/08/2022 10:07



2 1 2

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 301 sqm approx

[Agent Comments](#)

Comparable Properties



47a Wilson St CHELTENHAM 3192 (REI)

[Agent Comments](#)

2 1 2

Price: \$887,500

Method: Auction Sale

Date: 18/06/2022

Property Type: Villa



2/44 Wilson St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$866,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Unit



6/133 Charman Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

2 1 2

Price: \$850,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit