

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

6 Hermitage Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,065,000

Median sale price

Median price

\$1,191,000

Property Type

House

Suburb

Cheltenham

Period - From

01/07/2024

to

30/09/2024

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	2 Ramsay Ct CHELTENHAM 3192	\$1,050,000	08/08/2024
2	5 Paljan Ct CHELTENHAM 3192	\$1,071,500	03/08/2024
3	71 Bernard St CHELTENHAM 3192	\$1,075,000	18/07/2024

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:

24/10/2024 10:30



3 1 4

Property Type: House

Comparable Properties



2 Ramsay Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)
Land Size: 527 sqm approx



5 Paljan Ct CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,071,500
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 566 sqm approx



71 Bernard St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,075,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 664 sqm approx