## 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	40 Paul Street, Cheltenham Vic 3192
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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### Median sale price

Median price	\$1,336,000	Pro	perty Type	House		Suburb	Cheltenham
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	35 Jackson Rd HIGHETT 3190	\$1,440,000	22/04/2024
2	15 Lorna St CHELTENHAM 3192	\$1,390,000	23/03/2024
3	2 Jack Rd CHELTENHAM 3192	\$1,350,000	16/03/2024

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/06/2024 10:33
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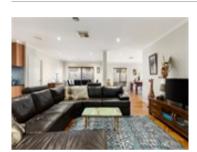


Property Type: House Land Size: 587 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** March guarter 2024: \$1,336,000

# Comparable Properties



35 Jackson Rd HIGHETT 3190 (REI)







Price: \$1,440,000 Method: Private Sale Date: 22/04/2024

Property Type: House (Res) Land Size: 592 sqm approx Agent Comments



15 Lorna St CHELTENHAM 3192 (REI/VG)







**Agent Comments** 

Price: \$1,390,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 544 sqm approx



2 Jack Rd CHELTENHAM 3192 (REI/VG)

**-**3







Price: \$1,350,000

Date: 16/03/2024 Property Type: House (Res) Land Size: 597.36 sqm approx

Method: Auction Sale

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



