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

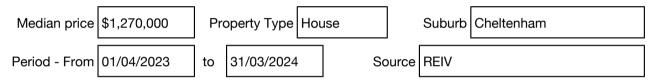
25 Kelmar Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,325,000

Median sale price



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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 1 Tanti St CHELTENHAM 3192 | \$1,296,000 | 20/04/2024 |
| 2 | 13 Mena Av CHELTENHAM 3192 | \$1,280,000 | 01/12/2023 |
| 3 | 26 Oakmont Cr HEATHERTON 3202 | \$1,275,000 | 24/01/2024 |

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:

23/04/2024 13:37







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,325,000 Median House Price Year ending March 2024: \$1,270,000

Comparable Properties



1 Tanti St CHELTENHAM 3192 (REI)



Price: \$1,296,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 667 sqm approx Agent Comments

Agent Comments

13 Mena Av CHELTENHAM 3192 (REI/VG)





Price: \$1,280,000 Method: Sold Before Auction Date: 01/12/2023 Property Type: House (Res) Land Size: 590 sqm approx

26 Oakmont Cr HEATHERTON 3202 (REI) Ag

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Agent Comments



Price: \$1,275,000 Method: Private Sale Date: 24/01/2024 Property Type: House

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



propertydata

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