

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

12-12 Barker Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

14/02/2023

to

13/02/2024

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	11 Monterey Dr CHELTENHAM 3192	\$1,000,000	25/11/2023
2	3/35 Latrobe St CHELTENHAM 3192	\$1,000,000	19/12/2023
3	2a Maher St HIGHETT 3190	\$950,000	10/02/2024

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:

14/02/2024 13:34

12-12 Barker Street, Cheltenham Vic 3192



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Townhouse Price

14/02/2023 - 13/02/2024: \$1,000,000

Comparable Properties



11 Monterey Dr CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,000,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 253 sqm approx



3/35 Latrobe St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  1

Price: \$1,000,000

Method: Private Sale

Date: 19/12/2023

Property Type: Townhouse (Res)



2a Maher St HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig



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