

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

8 Fordyce Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Cheltenham

Period - From 07/10/2023

to

06/10/2024

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	15 Elliott St CHELTENHAM 3192	\$1,505,000	20/07/2024
2	83 Church St BEAUMARIS 3193	\$1,500,000	21/04/2024
3	157 Weatherall Rd CHELTENHAM 3192	\$1,460,000	21/04/2024

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:

07/10/2024 17:34

8 Fordyce Street, Cheltenham Vic 3192



 3  2  4

Property Type: House
Land Size: 1029 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
07/10/2023 - 06/10/2024: \$1,250,000

Comparable Properties



15 Elliott St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,505,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 595 sqm approx



83 Church St BEAUMARIS 3193 (VG)

Agent Comments

 3  -  -

Price: \$1,500,000
Method: Sale
Date: 21/04/2024
Property Type: House (Res)
Land Size: 557 sqm approx



157 Weatherall Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,460,000
Method: Sold Before Auction
Date: 21/04/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Jellis Craig



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