

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

7b Renowden Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$987,500 Property Type Townhouse Suburb Cheltenham

Period - From 29/04/2023 to 28/04/2024 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	19 Carnoustie Pde HEATHERTON 3202	\$1,075,000	29/01/2024
2	8 Conder Way MENTONE 3194	\$1,040,000	07/03/2024
3	2/163 Lower Dandenong Rd MENTONE 3194	\$1,035,000	27/04/2024

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:

29/04/2024 13:59



3 2 1+

Rooms: 5
Property Type: Townhouse
Land Size: 268 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000 - \$1,089,000
Median Townhouse Price
 29/04/2023 - 28/04/2024: \$987,500

Comparable Properties



19 Carnoustie Pde HEATHERTON 3202 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 271 sqm approx



8 Conder Way MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Private Sale
Date: 07/03/2024
Property Type: Townhouse (Single)



2/163 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,035,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

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