

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

22a Heather Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/01/2022

to

31/03/2022

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	2/6 Parkin Av CHELTENHAM 3192	\$845,000	05/02/2022
2	3/3 Centre Ct HIGHETT 3190	\$830,000	21/03/2022
3			

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:

21/06/2022 11:48



Property Type: Townhouse

Agent Comments

Comparable Properties



2/6 Parkin Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 05/02/2022

Property Type: Townhouse (Res)

Land Size: 339 sqm approx



3/3 Centre Ct HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 21/03/2022

Property Type: Unit

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.