

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

30 Pyingerra Crescent, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,351,500

Property Type House

Suburb Cheltenham

Period - From 16/08/2021

to

15/08/2022

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.

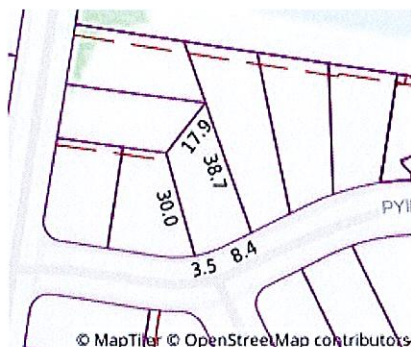
	Address of comparable property	Price	Date of sale
1	2 Amy Ct MENTONE 3194	\$1,758,000	30/04/2022
2	24 Pyingerra Cr CHELTENHAM 3192	\$1,680,000	17/02/2022
3	12 Alfred St BEAUMARIS 3193	\$1,670,000	19/03/2022

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:

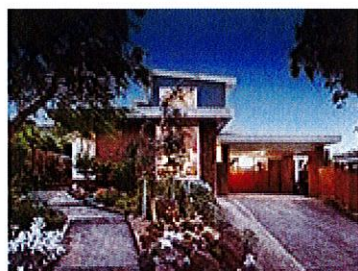
16/08/2022 15:26



Property Type: House (Previously Occupied - Detached)
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
16/08/2021 - 15/08/2022: \$1,351,500

Comparable Properties



2 Amy Ct MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,758,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 567 sqm approx

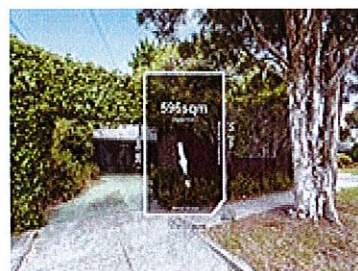


24 Pyingerra Cr CHELTENHAM 3192 (VG)

Agent Comments

4 - -

Price: \$1,680,000
Method: Sale
Date: 17/02/2022
Property Type: House (Res)
Land Size: 534 sqm approx



12 Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,670,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 596 sqm approx