

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

4/27 Brampton Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2021

to 30/09/2021

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	5/17a Judd Pde CHELTENHAM 3192	\$615,000	17/12/2021
2	8/8-10 Argus St CHELTENHAM 3192	\$585,000	18/12/2021
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:

12/01/2022 11:43

4/27 Brampton Street, Cheltenham Vic 3192

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2021: \$795,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

5/17a Judd Pde CHELTENHAM 3192 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 17/12/2021

Property Type: Unit



8/8-10 Argus St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 18/12/2021

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.

Account - Jellis Craig | P: 03 9194 1200



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