

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

2B Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$945,000 Property Type Townhouse Suburb Cheltenham

Period - From 16/11/2022 to 15/11/2023 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	37 Friendship Sq CHELTENHAM 3192	\$850,000	19/08/2023
2	13 May St CHELTENHAM 3192	\$830,000	23/09/2023
3	15 Joami St CHELTENHAM 3192	\$800,000	07/10/2023

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:

16/11/2023 16:20



 2  2  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

16/11/2022 - 15/11/2023: \$945,000

Comparable Properties



37 Friendship Sq CHELTENHAM 3192 (REI)

Agent Comments

 2  1  2

Price: \$850,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)



13 May St CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  2  1

Price: \$830,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



15 Joami St CHELTENHAM 3192 (REI)

Agent Comments

 2  1  2

Price: \$800,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit