

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

18 Hartwell Place, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,212,166

Property Type House

Suburb Cheltenham

Period - From 01/01/2023

to 31/03/2023

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	8 Irene Ct CHELTENHAM 3192	\$1,101,000	01/04/2023
2	64 Bernard St CHELTENHAM 3192	\$1,090,000	16/04/2023
3	2 Ashleigh Ct CHELTENHAM 3192	\$1,076,000	22/04/2023

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:

05/05/2023 10:40



5 1 2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2023: \$1,212,166

Comparable Properties



8 Irene Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$1,101,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 598 sqm approx



64 Bernard St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,090,000
Method: Private Sale
Date: 16/04/2023
Property Type: House
Land Size: 535 sqm approx



2 Ashleigh Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$1,076,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 774 sqm approx