

# 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

125 Devon Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,340,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2021

to 31/12/2021

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	22 Centre Dandenong Rd CHELTENHAM 3192	\$1,235,000	26/03/2022
2	4 Pembroke Cr CHELTENHAM 3192	\$1,234,000	26/03/2022
3	8 Lendor Ct CHELTENHAM 3192	\$1,212,000	24/03/2022

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:

28/03/2022 09:52



**Property Type:**

Agent Comments

## Comparable Properties

**22 Centre Dandenong Rd CHELTENHAM 3192 (REI)** Agent Comments



**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 598 sqm approx



**4 Pembroke Cr CHELTENHAM 3192 (REI)** Agent Comments



**Price:** \$1,234,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

**8 Lendor Ct CHELTENHAM 3192 (REI)** Agent Comments



**Price:** \$1,212,000

**Method:** Auction Sale

**Date:** 24/03/2022

**Property Type:** House (Res)