

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

28 Kayden Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,312,500

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2022

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	6 Tuck St CHELTENHAM 3192	\$1,405,000	22/04/2023
2	8 Royal Troon Av HEATHERTON 3202	\$1,350,000	05/05/2023
3	18 Hartwell PI CHELTENHAM 3192	\$1,345,000	03/06/2023

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:

26/06/2023 14:18



 5  3  2

Rooms: 7
Property Type: House
Land Size: 540 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,375,000
Median House Price
 Year ending March 2023: \$1,312,500

Comparable Properties



6 Tuck St CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,405,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 574 sqm approx



8 Royal Troon Av HEATHERTON 3202 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 05/05/2023
Property Type: House



18 Hartwell Pl CHELTENHAM 3192 (REI)

Agent Comments

 5  1  2

Price: \$1,345,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 596 sqm approx