

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 36 Primrose Avenue, Cheltenham, VIC 3192

Indicative selling price

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

Price Range

\$780,000

&

\$810,000

Median sale price

Median price

\$1,312,000

Property Type

Townhouse

Suburb

Cheltenham (3192)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

Comparable property sales

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
9/15 SUNRAY AVENUE, CHELTENHAM VIC 3192	\$830,000	01/10/2022
21 KAREN STREET, HIGHETT VIC 3190	\$793,000	08/06/2022
1/6 HILDA STREET, CHELTENHAM VIC 3192	\$820,000	19/06/2022

This Statement of Information was prepared on: 26/10/2022