

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

5 Coleman Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2021

to

30/09/2022

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	45 Harpley St CHELTENHAM 3192	\$1,351,888	07/11/2022
2	4 Gold St CHELTENHAM 3192	\$1,340,000	19/11/2022
3	3 Tanti St CHELTENHAM 3192	\$1,315,000	17/09/2022

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:

29/11/2022 10:40



 4  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending September 2022: \$1,375,000

Comparable Properties



45 Harpley St CHELTENHAM 3192 (VG)

Agent Comments

 3  -  -

Price: \$1,351,888

Method: Sale

Date: 07/11/2022

Property Type: House (Res)

Land Size: 830 sqm approx



4 Gold St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

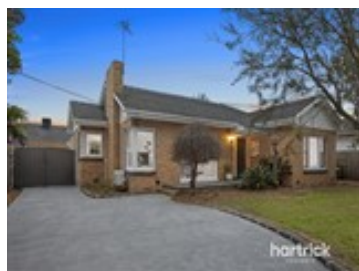
Price: \$1,340,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 603 sqm approx



3 Tanti St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,315,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9586 0500