Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	Mcivor Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between \$1,030,000	&	\$1,130,000
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Median sale price

Median price	\$1,260,000	Pro	perty Type	House		Suburb	Cheltenham
Period - From	01/10/2024	to	31/12/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	25 Jellicoe St CHELTENHAM 3192	\$1,050,000	31/12/2024
2	138 Chesterville Rd CHELTENHAM 3192	\$1,060,000	25/11/2024
3	1272 Nepean Hwy CHELTENHAM 3192	\$1,100,000	19/09/2024

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:	28/01/2025 14:00



Date of sale











Property Type: House (Res) **Land Size:** 501 sqm approx

Agent Comments

Indicative Selling Price \$1,030,000 - \$1,130,000 Median House Price December guarter 2024: \$1,260,000

Comparable Properties



25 Jellicoe St CHELTENHAM 3192 (REI)







2

Price: \$1,050,000 Method: Private Sale Date: 31/12/2024 Property Type: House **Agent Comments**



138 Chesterville Rd CHELTENHAM 3192 (REI/VG)

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Agent Comments

Price: \$1,060,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 574 sqm approx

1272 Nepean Hwy CHELTENHAM 3192 (REI/VG)









4

Agent Comments



Price: \$1,100,000 **Method:** Private Sale **Date:** 19/09/2024

Property Type: House (Res) Land Size: 549 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





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