

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

19B Friendship Square, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see 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	3 Ganton PI HEATHERTON 3202	\$1,245,250	14/01/2022
2	29A Sandford St HIGHETT 3190	\$1,230,000	29/10/2021
3	19a Friendship Sq CHELTENHAM 3192	\$1,173,000	13/12/2021

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:

29/03/2022 12:27

19B Friendship Square, Cheltenham Vic 3192

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2021: \$1,340,000



4 2 2

Property Type: Townhouse
(Single)

Land Size: 323 sqm approx

[Agent Comments](#)

Elevated, easy care four bedroom plus study two bathroom town residence featuring two separate entertaining zones, a modern classic kitchen, a superb main bedroom with walk in robe, renovated ensuite and treetop views; a private study and a north facing alfresco courtyard in wrap around gardens. On its own title, this sizeable haven has hardwood floors, ducted heating, air conditioning, security and a lock up garage. Metres to Frank's café, Friendship Square Kindergarten, Le Page Primary School and Le Page Park, near Southland.

Comparable Properties



3 Ganton PI HEATHERTON 3202 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,245,250

Method: Private Sale

Date: 14/01/2022

Property Type: House

Land Size: 330 sqm approx



29A Sandford St HIGHTT 3190 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,230,000

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Townhouse (Res)

Land Size: 349 sqm approx



19a Friendship Sq CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,173,000

Method: Private Sale

Date: 13/12/2021

Property Type: Townhouse (Res)

Land Size: 311 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.