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

203/1a Tibrockney Street, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	ו \$830,000		&		\$880,000			
Median sale p	rice							
Median price	\$773,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	428/220 Bay Rd SANDRINGHAM 3191	\$830,000	12/12/2024
2	50/15 Graham Rd HIGHETT 3190	\$870,000	14/09/2024
3			

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:

11/02/2025 17:59



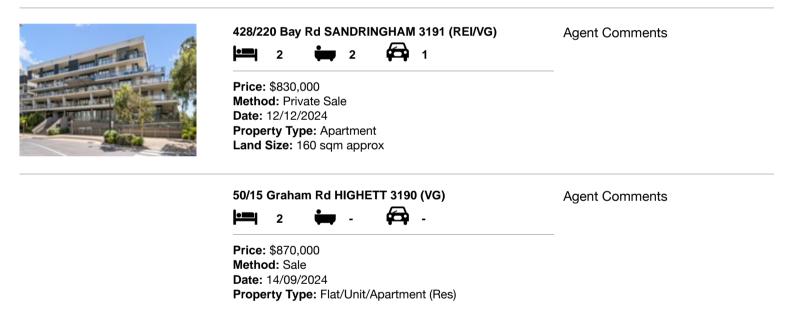






Property Type: Apartment Agent Comments Indicative Selling Price \$830,000 - \$880,000 Median Unit Price Year ending December 2024: \$773,000

Comparable Properties



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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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