

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

27a Swinden Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,270,000

&

\$1,370,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Cheltenham

Period - From 01/04/2022

to

31/03/2023

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	14A Rimmer St MENTONE 3194	\$1,300,000	30/05/2023
2	3a Rimmer St MENTONE 3194	\$1,400,000	22/04/2023
3	14B Lorraine St CHELTENHAM 3192	\$1,333,000	18/03/2023

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:

04/07/2023 15:56



 3
  2
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,270,000 - \$1,370,000

Median Unit Price

Year ending March 2023: \$720,000

Comparable Properties

14A Rimmer St MENTONE 3194 (REI)

Agent Comments

 3
  2
  2

Price: \$1,300,000

Method:

Date: 30/05/2023

Property Type: Townhouse (Single)



3a Rimmer St MENTONE 3194 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,400,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)

Land Size: 299 sqm approx



14B Lorraine St CHELTENHAM 3192 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$1,333,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 316 sqm approx