

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

18c Gillman Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$875,000

&

\$962,500

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Cheltenham

Period - From 18/05/2021

to

17/05/2022

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	1/140 Collins St MENTONE 3194	\$942,000	08/04/2022
2	11 Everest Dr CHELTENHAM 3192	\$933,000	02/04/2022
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:

18/05/2022 17:13



3 2 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$875,000 - \$962,500

Median Townhouse Price

18/05/2021 - 17/05/2022: \$1,050,000

Comparable Properties



1/140 Collins St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$942,000

Method: Private Sale

Date: 08/04/2022

Property Type: House

Land Size: 440 sqm approx



11 Everest Dr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$933,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)

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.

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