

# 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

19A Friendship Square, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$997,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

26/11/2020

to

25/11/2021

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 | 30B Herald St CHELTENHAM 3192  | \$1,425,000 | 08/11/2021   |
| 2 | 58 Matthieson St HIGHETT 3190  | \$1,235,000 | 15/07/2021   |
| 3 | 1/10 Winsome St MENTONE 3194   | \$1,130,000 | 30/06/2021   |

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:

26/11/2021 15:51



4   2.5   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 311 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
26/11/2020 - 25/11/2021: \$997,000

## Comparable Properties



**30B Herald St CHELTENHAM 3192 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,425,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2021  
**Property Type:** Townhouse (Single)



**58 Matthieson St HIGGETT 3190 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 15/07/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 298 sqm approx



**1/10 Winsome St MENTONE 3194 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 30/06/2021  
**Property Type:** Townhouse (Single)

**Account - Atria Real Estate**