

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

2/19 Reeve Court, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$797,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/01/2021

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	18/38 Jean St CHELTENHAM 3192	\$810,000	30/10/2021
2	6/204 Charman Rd CHELTENHAM 3192	\$790,000	20/11/2021
3	7/34 Jean St CHELTENHAM 3192	\$750,000	26/10/2021

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:

15/03/2022 15:19



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending December 2021: \$797,500

Comparable Properties



18/38 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 30/10/2021

Property Type: Townhouse (Single)



6/204 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Unit



7/34 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 26/10/2021

Property Type: Townhouse (Single)