

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

6 Banool Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Cheltenham

Period - From

01/10/2023

to

31/12/2023

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	96 Wells Rd BEAUMARIS 3193	\$1,670,000	02/12/2023
2	7 Booker St CHELTENHAM 3192	\$1,600,000	16/11/2023
3	9 Jack Rd CHELTENHAM 3192	\$1,600,000	23/09/2023

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:

30/01/2024 13:36

6 Banool Street, Cheltenham Vic 3192

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2023: \$1,225,000



4 2 4

Property Type: House

Land Size: 527.901 sqm approx

Agent Comments

Comparable Properties



96 Wells Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 536 sqm approx



7 Booker St CHELTENHAM 3192 (REI)

Agent Comments

4 3 3

Price: \$1,600,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House

Land Size: 614 sqm approx



9 Jack Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

5 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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