

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

19 Camelia Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,265,500

Property Type

House

Suburb

Cheltenham

Period - From

12/06/2023

to

11/06/2024

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	13 Fairview Av CHELTENHAM 3192	\$1,245,000	11/05/2024
2	42 Devon St CHELTENHAM 3192	\$1,211,000	18/04/2024
3	31 Fairview Av CHELTENHAM 3192	\$1,196,000	25/05/2024

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:

12/06/2024 14:57

19 Camelia Grove, Cheltenham Vic 3192



3 2 2

Property Type: Townhouse
(Single)

Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

12/06/2023 - 11/06/2024: \$1,265,500

Comparable Properties



13 Fairview Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,245,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 585 sqm approx



42 Devon St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,211,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House (Res)

Land Size: 643 sqm approx



31 Fairview Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,196,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Jellis Craig



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