

# 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

24 Charles Street, 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 \$1,380,000

&

\$1,480,000

### Median sale price

Median price \$1,325,000

Property Type House

Suburb Cheltenham

Period - From 01/04/2021

to

30/06/2021

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	95 Nepean Hwy MENTONE 3194	\$1,425,000	01/07/2021
2	7 Swinden Av CHELTENHAM 3192	\$1,460,000	02/06/2021
3	2 Tenham Gr CHELTENHAM 3192	\$1,450,000	15/05/2021

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:

16/07/2021 13:30



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 741 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,480,000  
**Median House Price**  
June quarter 2021: \$1,325,000

## Comparable Properties



**95 Nepean Hwy MENTONE 3194 (REI)**

**Agent Comments**



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 01/07/2021  
**Property Type:** House



**7 Swinden Av CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 02/06/2021  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx

**2 Tenham Gr CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House