

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

16 Swinden Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,218,500

Property Type

House

Suburb

Cheltenham

Period - From

19/02/2023

to

18/02/2024

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	7 Booker St CHELTENHAM 3192	\$1,600,000	16/11/2023
2	6 Bourke St MENTONE 3194	\$1,595,000	02/12/2023
3	8 Booker St CHELTENHAM 3192	\$1,540,000	25/11/2023

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:

19/02/2024 17:19



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

19/02/2023 - 18/02/2024: \$1,218,500

Comparable Properties



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



6 Bourke St MENTONE 3194 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,595,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 613 sqm approx



8 Booker St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,540,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 596 sqm approx

Account - Jellis Craig | P: 03 9194 1200