

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

196 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$1,312,500

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2022

to

31/03/2023

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	28-30 Swinden Av CHELTENHAM 3192	\$2,020,000	04/04/2023
2	16 Jellicoe St CHELTENHAM 3192	\$1,905,000	10/12/2022
3	51a Fourth St BEAUMARIS 3193	\$1,850,000	04/03/2023

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:

08/06/2023 14:16



3 2 3

Property Type: House
Land Size: 1055 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
Year ending March 2023: \$1,312,500

Comparable Properties



28-30 Swinden Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 4

Price: \$2,020,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 1186 sqm approx

16 Jellicoe St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 4 2

Price: \$1,905,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 1130 sqm approx



51a Fourth St BEAUMARIS 3193 (REI)

Agent Comments

2 1 4

Price: \$1,850,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 1082 sqm approx