

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

1 Eila Close, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$990,000

Property Type Townhouse

Suburb Cheltenham

Period - From 29/07/2023

to

28/07/2024

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	152 Oak Av MENTONE 3194	\$1,212,500	12/06/2024
2	117a Devon St CHELTENHAM 3192	\$1,235,000	14/05/2024
3	41 Sunray Av CHELTENHAM 3192	\$1,212,000	04/05/2024

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:

29/07/2024 17:27

1 Eila Close, Cheltenham Vic 3192



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median Townhouse Price
29/07/2023 - 28/07/2024: \$990,000

Comparable Properties



152 Oak Av MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$1,212,500
Method: Sold Before Auction
Date: 12/06/2024
Property Type: Townhouse (Res)



117a Devon St CHELTENHAM 3192 (REI)

Agent Comments

 4  2  1

Price: \$1,235,000
Method: Private Sale
Date: 14/05/2024
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



41 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,212,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 296.50 sqm approx

Account - Jellis Craig



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