

# 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

2 Blackburn Drive, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,345,000

### Median sale price

Median price

\$1,472,500

Property Type

House

Suburb

Cheltenham

Period - From

01/01/2022

to

31/03/2022

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 | 125 Devon St CHELTENHAM 3192   | \$1,408,000 | 18/04/2022   |
| 2 | 2 Elissa Ct CHELTENHAM 3192    | \$1,385,000 | 02/04/2022   |
| 3 | 2 Amber Ct CHELTENHAM 3192     | \$1,350,000 | 16/05/2022   |

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:

25/06/2022 19:44



5 2 2

**Property Type:** House (Res)

**Land Size:** 537 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,345,000

**Median House Price**

March quarter 2022: \$1,472,500

## Comparable Properties



**125 Devon St CHELTENHAM 3192 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$1,408,000

**Method:** Sold Before Auction

**Date:** 18/04/2022

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**2 Elissa Ct CHELTENHAM 3192 (REI)**

Agent Comments

4 2 2

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** House (Res)

**Land Size:** 840 sqm approx



**2 Amber Ct CHELTENHAM 3192 (REI)**

Agent Comments

4 1 2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 16/05/2022

**Property Type:** House (Res)

**Land Size:** 594 sqm approx