

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

11 Everest Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$810,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2021

to 31/12/2021

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	29/7-13 Graham Rd HIGHETT 3190	\$853,000	27/11/2021
2	25a Jean St CHELTENHAM 3192	\$840,000	14/12/2021
3	10/1321 Nepean Hwy CHELTENHAM 3192	\$835,000	22/02/2022

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:

09/03/2022 09:41

11 Everest Drive, Cheltenham Vic 3192



Pandelis Plousi

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2021: \$810,000



3 1 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



29/7-13 Graham Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$853,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Unit



25a Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 14/12/2021

Property Type: Unit



10/1321 Nepean Hwy CHELTENHAM 3192 (REI) Agent Comments

3 1 2

Price: \$835,000

Method: Private Sale

Date: 22/02/2022

Property Type: Villa

Account - Hodges | P: 03 95846500 | F: 03 95848216



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