

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

21 Camelia Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Cheltenham

Period - From 01/04/2023

to

31/03/2024

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	6 Herald St CHELTENHAM 3192	\$1,395,000	19/03/2024
2	22 Mena Av CHELTENHAM 3192	\$1,371,000	07/03/2024
3	19 Camelia Gr CHELTENHAM 3192	\$1,300,000	22/11/2023

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:

10/05/2024 09:53



3 3 2

Property Type: House (Res)
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2024: \$1,270,000

Comparable Properties



6 Herald St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 3

Price: \$1,395,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 762 sqm approx



22 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,371,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 593 sqm approx



19 Camelia Gr CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 597 sqm approx