

# 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

9 Walker Grove, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,225,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2023

to 31/12/2023

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 | 13 Mena Av CHELTENHAM 3192     | \$1,280,000 | 01/12/2023   |
| 2 | 12 Tennyson St HIGHETT 3190    | \$1,276,000 | 18/11/2023   |
| 3 | 3 Seville Ct CHELTENHAM 3192   | \$1,275,000 | 29/12/2023   |

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:

15/01/2024 13:14



 4  2  1

**Rooms:** 7

**Property Type:** House

**Land Size:** 575 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2023: \$1,225,000

## Comparable Properties



**13 Mena Av CHELTENHAM 3192 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 01/12/2023

**Property Type:** House (Res)



**12 Tennyson St HIGHETT 3190 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,276,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)



**3 Seville Ct CHELTENHAM 3192 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 29/12/2023

**Property Type:** House

**Land Size:** 534.20 sqm approx