

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

36 Abbington Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Cheltenham

Period - From 01/10/2021 to 30/09/2022 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	43 Charlton Av CHELTENHAM 3192	\$800,000	10/09/2022
2	2/1317a Nepean Hwy CHELTENHAM 3192	\$751,500	08/07/2022
3			

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: 09/12/2022 11:03

36 Abbington Avenue, Cheltenham Vic 3192

WHITEFOX

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending September 2022: \$1,375,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



43 Charlton Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 3 2

Price: \$800,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Townhouse (Res)

Land Size: 85 sqm approx

**2/1317a Nepean Hwy CHELTENHAM 3192
(REI/VG)**

Agent Comments

2 2 1

Price: \$751,500

Method: Private Sale

Date: 08/07/2022

Property Type: Townhouse (Res)

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.

Account - Whitefox Real Estate | P: 96459699



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