

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

6 Ashleigh Court, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Cheltenham

Period - From

15/05/2023

to

14/05/2024

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	4 Merton CI CHELTENHAM 3192	\$1,090,000	18/11/2023
2	26 Farm Rd CHELTENHAM 3192	\$1,080,000	23/02/2024
3	1 Irving Ct CHELTENHAM 3192	\$1,050,000	23/12/2023

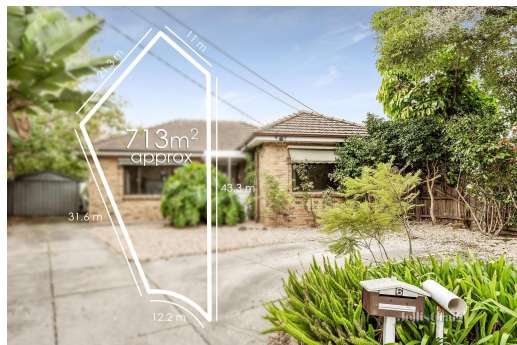
OR

~~**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:

15/05/2024 12:16

6 Ashleigh Court, Cheltenham Vic 3192



3 1 2

Property Type: House (Res)

Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

15/05/2023 - 14/05/2024: \$1,265,000

Comparable Properties



4 Merton CI CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,090,000

Method: Private Sale

Date: 18/11/2023

Property Type: House

Land Size: 582 sqm approx



26 Farm Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 23/02/2024

Property Type: House

Land Size: 597 sqm approx



1 Irving Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 642 sqm approx

Account - Jellis Craig



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