

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

38 Rosewarne Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Cheltenham

Period - From 01/07/2021

to

30/06/2022

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	34 Matilda Rd MOORABBIN 3189	\$1,450,000	03/09/2022
2	3 Inverness PI HEATHERTON 3202	\$1,450,000	04/08/2022
3	10 Rodney St MOORABBIN 3189	\$1,425,000	08/09/2022

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:

26/09/2022 09:43



4 2 4

Rooms: 6

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



34 Matilda Rd MOORABBIN 3189 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)



3 Inverness PI HEATHERTON 3202 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 04/08/2022

Property Type: House



10 Rodney St MOORABBIN 3189 (REI)

Agent Comments

4 2 6

Price: \$1,425,000

Method: Private Sale

Date: 08/09/2022

Property Type: House

Land Size: 683 sqm approx