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	55 Silver Street, Cheltenham Vic 3192
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$890,000 & \$979,000	9,000
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Median sale price

Median price	\$1,191,000	Pro	perty Type	House		Suburb	Cheltenham
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	5 Camelia Gr CHELTENHAM 3192	\$915,000	16/11/2024
2	107 Beatrice St CHELTENHAM 3192	\$956,000	07/09/2024
3	352 Warrigal Rd CHELTENHAM 3192	\$935,000	02/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/12/2024 10:11











Property Type: House (Previously

Occupied - Detached) **Land Size:** 534 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$979,000 Median House Price September quarter 2024: \$1,191,000

Comparable Properties



5 Camelia Gr CHELTENHAM 3192 (REI)









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Price: \$915,000

Method: Sold Before Auction

Date: 16/11/2024

Property Type: House (Res) **Land Size:** 724 sqm approx

Agent Comments



107 Beatrice St CHELTENHAM 3192 (REI)

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Agent Comments

Price: \$956,000 **Method:** Auction Sale **Date:** 07/09/2024

Property Type: House (Res)



352 Warrigal Rd CHELTENHAM 3192 (REI/VG)



Price: \$935,000 Method: Private Sale Date: 02/08/2024 Property Type: House Land Size: 534 sqm approx





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Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216





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