

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

25c Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$777,500

Property Type

Unit

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	7/8 Latrobe St MENTONE 3194	\$700,000	21/11/2023
2	8/38 Jean St CHELTENHAM 3192	\$690,000	11/11/2023
3	5/65 Tibrockney St HIGHETT 3190	\$690,000	21/10/2023

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:

17/01/2024 14:07



2 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2023: \$777,500

Comparable Properties



7/8 Latrobe St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 21/11/2023

Property Type: Unit



8/38 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)



5/65 Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$690,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

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