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	4/95 Devon Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,380,000 Property Type House Suburb Cheltenham

Period - From 01/07/2021 to 30/09/2021 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	108 Cavanagh St CHELTENHAM 3192	$1,283,000	10/07/2021
2	2/132 Charman Rd MENTONE 3194	$1,130,000	26/06/2021
3	1/10 Winsome St MENTONE 3194	$1,130,000	30/06/2021

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: 09/11/2021 18:47



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Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
September quarter 2021: $1,380,000

Comparable Properties

108 Cavanagh St CHELTENHAM 3192 (REI/VG)

3 2 2

Agent Comments

Price: $1,283,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)
Land Size: 344 sqm approx



2/132 Charman Rd MENTONE 3194 (REI/VG)

3 3 2

Agent Comments

Price: $1,130,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Townhouse (Res)



1/10 Winsome St MENTONE 3194 (REI/VG)

4 3 2

Agent Comments

Price: $1,130,000
Method: Private Sale
Date: 30/06/2021
Property Type: Townhouse (Single)

Account - Buxton | P: 03 9563 9933

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