Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Gaybre Court Cheltenham

Indicative selling price

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

Single price	$1,200,000	or range between		

Median sale price

Median price	$1,300,000	Property type	House	Suburb	Cheltenham
Period - From	01/04/2024	30/06/2024	Source	REIV	

Comparable property sales

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
9 Newry Street Cheltenham 3192	$1,300,000	11/05/2024
63 Argus Street Cheltenham 3192	$1,200,000	19/06/2024
142 Wilson Steet Cheltenham 3192	$1,180,000	27/04/2024

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: 02/08/2024