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	1 Alray Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $995,000 Property Type Townhouse Suburb Cheltenham

Period - From 26/08/2023 to 25/08/2024 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	Price	Date of sale
1	22 Abrahams Dr MENTONE 3194	$1,027,500	31/05/2024
2	10c Phillip St MENTONE 3194	$1,055,000	05/04/2024
3	23 Garfield St CHELTENHAM 3192	$1,085,000	07/03/2024

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: 26/08/2024 10:18

1 Alray Drive, Cheltenham Vic 3192



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Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
26/08/2023 - 25/08/2024: $995,000

Comparable Properties



22 Abrahams Dr MENTONE 3194 (REI/VG)

3 2 2

Price: $1,027,500
Method: Sold Before Auction
Date: 31/05/2024
Property Type: Townhouse (Res)
Land Size: 133 sqm approx

Agent Comments



10c Phillip St MENTONE 3194 (REI/VG)

3 2 2

Price: $1,055,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: Townhouse (Res)
Land Size: 170 sqm approx

Agent Comments



23 Garfield St CHELTENHAM 3192 (REI/VG)

3 2 1

Price: $1,085,000
Method: Private Sale
Date: 07/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig

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