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	2 Emville Court, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,250,000 Property Type House Suburb Cheltenham

Period - From 14/10/2023 to 13/10/2024 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	19 Fairview Av CHELTENHAM 3192	$1,527,000	25/05/2024
2	11 Swinden Av CHELTENHAM 3192	$1,640,000	27/04/2024
3			

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: 14/10/2024 15:23

2 Emville Court, Cheltenham Vic 3192



5 3 2

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
14/10/2023 - 13/10/2024: $1,250,000

Comparable Properties



19 Fairview Av CHELTENHAM 3192 (REI/VG)

4 2 2

Agent Comments

Price: $1,527,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 595 sqm approx



11 Swinden Av CHELTENHAM 3192 (REI/VG)

5 2 2

Agent Comments

Price: $1,640,000
Method: Sold Before Auction
Date: 27/04/2024
Property Type: House (Res)
Land Size: 567 sqm approx

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.

Account - Buxton

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