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	67 Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,290,000 Property Type House Suburb Cheltenham

Period - From 01/07/2023 to 30/06/2024 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	91 Charman Rd BEAUMARIS 3193	$1,685,000	21/06/2024
2	15 Biarritz Av BEAUMARIS 3193	$1,690,000	28/05/2024
3	15 Folkestone Cr BEAUMARIS 3193	$1,720,000	16/04/2024

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: 26/09/2024 17:10

67 Weatherall Road, Cheltenham Vic 3192



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Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2024: $1,290,000

Comparable Properties



91 Charman Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,685,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 553 sqm approx

Agent Comments



15 Biarritz Av BEAUMARIS 3193 (REI)

3 2 3

Price: $1,690,000
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



15 Folkestone Cr BEAUMARIS 3193 (REI/VG)

3 2 2

Price: $1,720,000
Method: Private Sale
Date: 16/04/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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