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	2B Joami Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $970,000 Property Type Townhouse Suburb Cheltenham

Period - From 21/10/2023 to 20/10/2024 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	6a Wedd St CHELTENHAM 3192	$1,180,000	21/09/2024
2	7 Oswald St CHELTENHAM 3192	$1,100,000	04/09/2024
3	3/207 Warrigal Rd CHELTENHAM 3192	$1,160,000	03/05/2024

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: 21/10/2024 14:34

2B Joami Street, Cheltenham Vic 3192



3 -

Property Type: House - Attached House N.E.C.
Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
21/10/2023 - 20/10/2024: $970,000

Comparable Properties



6a Wedd St CHELTENHAM 3192 (REI)

3 2 2

Price: $1,180,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Agent Comments



7 Oswald St CHELTENHAM 3192 (REI/VG)

3 2 1

Price: $1,100,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: Townhouse (Res)
Land Size: 249 sqm approx

Agent Comments



3/207 Warrigal Rd CHELTENHAM 3192 (REI)

4 3 2

Price: $1,160,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig

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