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<br>Including suburb and postcode | 3b Warren Road, Cheltenham Vic 3192 |

## Indicative selling price

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

Single price $1,395,000

## Median sale price

Median price $970,000 Property Type Townhouse Suburb Cheltenham

Period - From 26/11/2023 to 25/11/2024 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 | 17b Hartwell Pl CHELTENHAM 3192 | $1,335,000 | 16/10/2024 |
| 2 | 91A Devon St CHELTENHAM 3192 | $1,500,000 | 05/10/2024 |
| 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: 26/11/2024 10:40

# 3b Warren Road, Cheltenham Vic 3192



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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,395,000
**Median Townhouse Price**
26/11/2023 - 25/11/2024: $970,000

## Comparable Properties



**17b Hartwell Pl CHELTENHAM 3192 (REI)**

4 3 2

**Price:** $1,335,000
**Method:** Sold Before Auction
**Date:** 16/10/2024
**Property Type:** Townhouse (Res)
**Land Size:** 295 sqm approx

Agent Comments



**91A Devon St CHELTENHAM 3192 (REI)**

4 3 2

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Property Type:** Townhouse (Res)
**Land Size:** 324 sqm approx

Agent Comments

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 | P: 03 9583 9811 | F: 03 9584 6680

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