

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

1a Swinden Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,196,580 Property Type House Suburb Cheltenham

Period - From 01/10/2020 to 31/12/2020 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	33 Olympic Av CHELTENHAM 3192	\$1,269,000	09/12/2020
2	7A Herald St CHELTENHAM 3192	\$1,202,000	12/12/2020
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: 02/03/2021 14:58



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Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2020: \$1,196,580

Comparable Properties



33 Olympic Av CHELTENHAM 3192 (VG)

Agent Comments

4 - -

Price: \$1,269,000
Method: Sale
Date: 09/12/2020
Property Type: Flat/Unit/Apartment (Res)

7A Herald St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 3 2

Price: \$1,202,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Townhouse (Res)
Land Size: 310 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.