

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 9 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

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

Median sale price

Median price \$1,472,500 Property Type House Suburb Cheltenham

Period - From 01/01/2022 to 31/03/2022 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	20 Centre Dandenong Rd CHELTENHAM 3192	\$1,065,000	28/03/2022
2	97 Herald St CHELTENHAM 3192	\$1,050,000	12/03/2022
3	2 Berkefeld Ct CHELTENHAM 3192	\$1,036,000	22/04/2022

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.~~

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Pandelis Plousi

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2022: \$1,472,500



3 1 2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 537 sqm approx

[Agent Comments](#)

Comparable Properties



20 Centre Dandenong Rd CHELTENHAM 3192 [Agent Comments](#)
(REI/VG)

3 1 2

Price: \$1,065,000

Method: Private Sale

Date: 28/03/2022

Property Type: House

Land Size: 634 sqm approx

97 Herald St CHELTENHAM 3192 (VG) [Agent Comments](#)

3 - -

Price: \$1,050,000

Method: Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 535 sqm approx



2 Berkefeld Ct CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,036,000

Method: Private Sale

Date: 22/04/2022

Property Type: House

Land Size: 552 sqm approx

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