

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

21 Siede Court, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,450,000

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	8 Correa Av CHELTENHAM 3192	\$1,425,000	14/10/2020
2	45 Luxmoore St CHELTENHAM 3192	\$1,410,000	27/03/2021
3	1 Jack Rd CHELTENHAM 3192	\$1,350,000	12/02/2021

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:

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Property Type: House (Previously Occupied - Detached)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000

Median House Price

December quarter 2020: \$1,196,580

Comparable Properties



8 Correa Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,425,000

Method: Sold Before Auction

Date: 14/10/2020

Property Type: House (Res)

Land Size: 580 sqm approx

45 Luxmoore St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



1 Jack Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 698 sqm approx