

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

11/1383 Nepean Highway Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

2/3 David Court Cheltenham VIC 3192	\$407,000	03-Oct-19
13/138 Centre Dandenong Road Cheltenham VIC 3192	\$380,000	21-Feb-19
4/49 Wilson Street Cheltenham VIC 3192	\$405,000	05-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 13 November 2019



2/3 David Court Cheltenham VIC 3192

 2  1  1

Sold Price **\$407,000** Sold Date **03-Oct-19**

Distance **0.05km**



13/138 Centre Dandenong Road Cheltenham VIC 3192

 2  1  1

Sold Price **\$380,000** Sold Date **21-Feb-19**

Distance **0.9km**



4/49 Wilson Street Cheltenham VIC 3192

 2  1  1

Sold Price **\$405,000** Sold Date **05-Jun-19**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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