

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

7/9 Barker Street 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/35 Tulip Grove Cheltenham VIC 3192	\$410,000	19-Sep-20
2/81 Wilson Street Cheltenham VIC 3192	\$415,000	20-Nov-20
5/134 Centre Dandenong Road Cheltenham VIC 3192	\$450,000	25-Dec-20

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: 17 February 2021



2/35 Tulip Grove Cheltenham VIC 3192

Sold Price

\$410,000

Sold Date **19-Sep-20**

 2  1  1

Distance **0.49km**



2/81 Wilson Street Cheltenham VIC 3192

Sold Price

\$415,000

Sold Date **20-Nov-20**

 2  1  1

Distance **0.76km**



5/134 Centre Dandenong Road Cheltenham VIC 3192

Sold Price

^{RS} **\$450,000**

Sold Date **25-Dec-20**

 2  1  1

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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