

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

3/113 PARK ROAD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/113 PARK ROAD CHELTENHAM VIC 3192	\$1,120,000	18-Feb-23
83A PARK ROAD CHELTENHAM VIC 3192	\$1,625,000	25-Feb-23
13A ELMAN ROAD CHELTENHAM VIC 3192	\$1,112,000	26-Nov-22

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: 09 March 2023



2/113 PARK ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price ^{RS} **\$1,120,000** Sold Date **18-Feb-23**

Distance **0.02km**



83A PARK ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price ^{RS} **\$1,625,000** Sold Date **25-Feb-23**

Distance **0.32km**

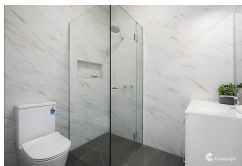


13A ELMAN ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,112,000** Sold Date **26-Nov-22**

Distance **0.79km**



2/2 CRAWFORD STREET CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,502,000** Sold Date **17-Sep-22**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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