

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

7/138 Centre Dandenong 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2020

to

30 Nov 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

13/138 Centre Dandenong Road Cheltenham VIC 3192	\$530,000	14-Jul-21
7/8-10 Argus Street Cheltenham VIC 3192	\$549,000	07-Aug-21

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: 16 December 2021

Unit 13, 138 Centre Dandenong Rd, Cheltenham



13/138 Centre Dandenong Road Cheltenham VIC 3192

2 1 1

Sold Price **\$530,000** Sold Date **14-Jul-21**

Distance **0.05km**



7/8-10 Argus Street Cheltenham VIC 3192

2 1 1

Sold Price **\$549,000** Sold Date **07-Aug-21**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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