

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

3/138 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2019

to

31 Dec 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

4/258 Warrigal Road Cheltenham VIC 3192	\$575,000	14-Dec-19
1/2B Haughton Street Cheltenham VIC 3192	\$516,000	21-Dec-19
4/126-128 Argus Street Cheltenham VIC 3192	\$532,000	18-Nov-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: 16 January 2020



**4/258 Warrigal Road Cheltenham
VIC 3192**

2 1 1

Sold Price

\$575,000

Sold Date

14-Dec-19

Distance

0.21km



**1/2B Haughton Street Cheltenham
VIC 3192**

2 1 1

Sold Price

\$516,000

Sold Date

21-Dec-19

Distance

0.79km



**4/126-128 Argus Street Cheltenham
VIC 3192**

2 1 2

Sold Price

\$532,000

Sold Date

18-Nov-19

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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