

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15/38 Jean Street Cheltenham, 3192
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$735,000 & \$765,000
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Median sale price

Median price	\$695,500	Property Type	ALL	Suburb	CHELTENHAM
Period - From	01-Sep-2021	to	31-Aug-2022	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/5-7 HALL STREET CHELTENHAM	\$765,000	23-Apr-2022
2	11/38 JEAN STREET CHELTENHAM	\$756,000	16-May-2022
3	2/19 REEVE COURT CHELTENHAM	\$775,000	22-Mar-2022

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