

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

71 BERNARD 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jun 2023

to

31 May 2024

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

6 ASHLEIGH COURT CHELTENHAM VIC 3192	\$1,031,000	16-May-24
35 WINGROVE STREET CHELTENHAM VIC 3192	\$1,180,000	28-Feb-24
31 FAIRVIEW AVENUE CHELTENHAM VIC 3192	\$1,196,000	25-May-24

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: 29 June 2024



**6 ASHLEIGH COURT CHELTENHAM
VIC 3192**

3 1 2

Sold Price

^{RS} **\$1,031,000**

Sold Date

16-May-24

Distance

0.17km



**35 WINGROVE STREET
CHELTENHAM VIC 3192**

3 2 2

Sold Price

\$1,180,000

Sold Date

28-Feb-24

Distance

0.3km



**31 FAIRVIEW AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price

^{RS} **\$1,196,000**

Sold Date

25-May-24

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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