

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

10/12 BARKER 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

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

10/11-15 GARFIELD STREET CHELTENHAM VIC 3192	\$870,000	30-May-22
10 MULBERRY AVENUE CHELTENHAM VIC 3192	\$862,000	04-Jun-22
505/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$830,000	09-May-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.~~

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**10/11-15 GARFIELD STREET
CHELTENHAM VIC 3192**

3 2 2

Sold Price ^{RS} **\$870,000** Sold Date **30-May-22**

Distance **0.42km**



**10 MULBERRY AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price ^{RS} **\$862,000** Sold Date **04-Jun-22**

Distance **1.47km**



**505/801 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

3 2 2

Sold Price **\$830,000** Sold Date **09-May-22**

Distance **4.78km**

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

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