

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

13/17A Judd Parade 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2020

to

31 Jan 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

7/159 Warrigal Road Cheltenham VIC 3192	\$538,000	22-Oct-20
4/35 Levanto Street Mentone VIC 3194	\$550,000	05-Sep-20
1/130 Warrigal Road Mentone VIC 3194	\$565,000	09-Dec-20

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: 01 February 2021

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7/159 Warrigal Road Cheltenham VIC 3192

 2  1  1

Sold Price

\$538,000

Sold Date **22-Oct-20**

Distance **0.18km**



4/35 Levanto Street Mentone VIC 3194

 2  1  1

Sold Price

\$550,000

Sold Date **05-Sep-20**

Distance **0.56km**



COVID-19 INFORMATION
CONDITIONS OF ENTRY
The health and safety of our visitors and staff is our top priority.
Before entering the property, all visitors must wear a mask and maintain social distancing. Please follow the instructions of the staff and do not enter the property if you are not feeling well or have been in contact with someone who has COVID-19.
Thank you for your cooperation.

1/130 Warrigal Road Mentone VIC 3194

 2  1  1

Sold Price

\$565,000

Sold Date **09-Dec-20**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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