

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

29A Charles 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

\$970,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

32 Swinden Avenue Cheltenham VIC 3192	\$917,000	22-Aug-19
2B Lorraine Street Cheltenham VIC 3192	\$949,999	22-May-19
3/5 Latrobe Street Cheltenham VIC 3192	\$986,400	18-Aug-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: 12 November 2019



32 Swinden Avenue Cheltenham VIC 3192

 3  2  1

Sold Price

\$917,000

Sold Date

22-Aug-19

Distance

0.42km



2B Lorraine Street Cheltenham VIC 3192

 3  2  2

Sold Price

\$949,999

Sold Date

22-May-19

Distance

0.49km



3/5 Latrobe Street Cheltenham VIC 3192

 3  2  2

Sold Price

\$986,400

Sold Date

18-Aug-19

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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