

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

4/10 HILDA 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2021

to

31 Mar 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

3/53-55 BLACKWOOD AVENUE MENTONE VIC 3194	\$730,000	12-Feb-22
2/31-33 ALBENCA STREET MENTONE VIC 3194	\$785,000	06-Nov-21
1/31-33 ALBENCA STREET MENTONE VIC 3194	\$788,000	23-Oct-21

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 April 2022

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**3/53-55 BLACKWOOD AVENUE
MENTONE VIC 3194**

 2  1  2

Sold Price

\$730,000

Sold Date

12-Feb-22

Distance

0.56km



**2/31-33 ALBENCA STREET
MENTONE VIC 3194**

 3  1  1

Sold Price

\$785,000

Sold Date

06-Nov-21

Distance

0.6km



**1/31-33 ALBENCA STREET
MENTONE VIC 3194**

 2  1  2

Sold Price

\$788,000

Sold Date

23-Oct-21

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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