

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

1/6 Leon 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2020

to

31 Mar 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

1/8 Leon Street Cheltenham VIC 3192	\$910,000	05-Feb-21
1/8 Baringhup Street Cheltenham VIC 3192	\$875,000	12-Feb-21
9 Garfield Street Cheltenham VIC 3192	\$877,000	09-Oct-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: 07 April 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



1/8 Leon Street Cheltenham VIC 3192

Sold Price

^{RS} **\$910,000** ^{UN}

Sold Date

05-Feb-21

 3  2  2

Distance

0.02km



1/8 Baringhup Street Cheltenham VIC 3192

Sold Price

\$875,000

Sold Date

12-Feb-21

 3  1  2

Distance

0.46km



9 Garfield Street Cheltenham VIC 3192

Sold Price

\$877,000

Sold Date

09-Oct-20

 3  2  3

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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