

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

109/9 Chesterville Road Cheltenham, 3192

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$342,500.00

## Median sale price

Median price \$655,000.00 Property Type UNIT Suburb CHELTENHAM

Period - From 29-May-2020 to 28-May-2021 Source REA

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	8/6 May Street Cheltenham VIC 3192	\$375,000.00	21-Dec-2020
2	713/6 Railway Road Cheltenham VIC 3192	\$450,000.00	11-Mar-2021
3	17/109 Weatherall Road, Cheltenham, Vic 3192	\$450,000.00	01-May-2021

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