

## 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

61 Pallisades Boulevard Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,250

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/4 Bellevue Road Cheltenham VIC 3192	\$710,000	01-Aug-20
233/226 Bay Road Sandringham VIC 3191	\$715,000	17-Jul-20
104/18 Worthing Road Highett VIC 3190	\$750,000	22-Jun-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: 19 November 2020

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**1/4 Bellevue Road Cheltenham VIC 3192** Sold Price **\$710,000** Sold Date **01-Aug-20**

3 2 2

Distance **0.2km**



**233/226 Bay Road Sandringham VIC 3191** Sold Price **\$715,000** Sold Date **17-Jul-20**

2 2 2

Distance **1.42km**



**104/18 Worthing Road Highett VIC 3190** Sold Price **\$750,000** Sold Date **22-Jun-20**

3 2 2

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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