

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

3/1 Jellicoe 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2020

to

31 Oct 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

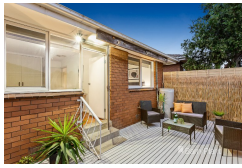
Date of sale

4/36 Wilson Street Cheltenham VIC 3192	\$614,999	17-Jun-21
2/290 Charman Road Cheltenham VIC 3192	\$550,000	18-May-21
7/126-128 Argus Street Cheltenham VIC 3192	\$610,000	30-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: 11 November 2021



4/36 Wilson Street Cheltenham VIC 3192

Sold Price

\$614,999

Sold Date

17-Jun-21

 3

 1

 1

Distance

0.26km



2/290 Charman Road Cheltenham VIC 3192

Sold Price

\$550,000

Sold Date

18-May-21

 2

 1

 1

Distance

0.72km



7/126-128 Argus Street Cheltenham VIC 3192

Sold Price

^{RS} **\$610,000**

Sold Date

30-Oct-21

 2

 1

 2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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