

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

2/2 Centre Dandenong Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

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

7/9-11 Radcliff Avenue Cheltenham VIC 3192	\$558,000	01-Feb-21
3/65 Chesterville Road Highett VIC 3190	\$599,999	02-Dec-20
5/71 Chesterville Road Highett VIC 3190	\$561,000	06-Feb-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: 30 April 2021

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7/9-11 Radcliff Avenue Cheltenham VIC 3192

Sold Price

\$558,000

Sold Date

01-Feb-21

 2

 1

 1

Distance

0.7km



3/65 Chesterville Road Highett VIC 3190

Sold Price

\$599,999

Sold Date

02-Dec-20

 2

 1

 1

Distance

1.11km



5/71 Chesterville Road Highett VIC 3190

Sold Price

^{RS} **\$561,000**

Sold Date

06-Feb-21

 2

 1

 1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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