

## 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

1/10 Renowden Street 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/30 Farm Road Cheltenham VIC 3192	\$640,000	29-Jul-19
56/310 Warrigal Road Cheltenham VIC 3192	\$605,000	16-Apr-19
59/62-76 Cavanagh Street Cheltenham VIC 3192	\$575,000	28-Aug-19

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: 17 September 2019

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**3/30 Farm Road Cheltenham VIC 3192**

Sold Price

**\$640,000**

Sold Date

**29-Jul-19**

 3  1  1

Distance

**0.64km**



**56/310 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$605,000**

Sold Date

**16-Apr-19**

 2  1  1

Distance

**0.81km**



**59/62-76 Cavanagh Street Cheltenham VIC 3192**

Sold Price

**\$575,000**

Sold Date

**28-Aug-19**

 3  -  -

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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