

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

28 NANCY 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

\$995,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,337,500

Property type

House

Suburb

Cheltenham

Period-from

01 Dec 2021

to

30 Nov 2022

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

45 NANCY STREET CHELTENHAM VIC 3192	\$1,160,000	03-Nov-22
7 JUSTIN COURT CHELTENHAM VIC 3192	\$1,035,000	15-Jun-22
12 ALDEN COURT CHELTENHAM VIC 3192	\$1,117,000	19-Oct-22

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: 10 December 2022

**45 NANCY STREET CHELTENHAM
VIC 3192**

3 2 1

Sold Price

\$1,160,000Sold Date **03-Nov-22**Distance **0.08km****7 JUSTIN COURT CHELTENHAM
VIC 3192**

4 1 2

Sold Price

\$1,035,000Sold Date **15-Jun-22**Distance **0.09km****12 ALDEN COURT CHELTENHAM
VIC 3192**

1 1 1

Sold Price

\$1,117,000Sold Date **19-Oct-22**Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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