

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

2/40 Booker 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2020

to

31 Aug 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

3/2 Rimmer Street Mentone VIC 3194	\$698,000	08-May-21
5/26 Patty Street Mentone VIC 3194	\$750,000	21-Jun-21
6/20 Patty Street Mentone VIC 3194	\$685,000	13-Mar-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: 17 September 2021



3/2 Rimmer Street Mentone VIC 3194

 2
  1
  1

Sold Price

\$698,000

Sold Date

08-May-21

Distance

0.32km


5/26 Patty Street Mentone VIC 3194

 2
  1
  1

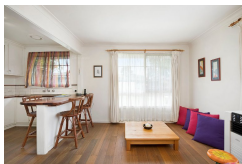
Sold Price

^{RS} **\$750,000**

Sold Date

21-Jun-21

Distance

0.69km


6/20 Patty Street Mentone VIC 3194

 2
  1
  1

Sold Price

\$685,000

Sold Date

13-Mar-21

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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