

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

2/5 Sydney 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,250

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

1/35 Flinders Street Mentone VIC 3194	\$702,999	14-Aug-21
7/21-23 Florence Street Mentone VIC 3194	\$682,500	10-Jul-21
1/17A Judd Parade Cheltenham VIC 3192	\$695,000	26-Jun-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.~~

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1/35 Flinders Street Mentone VIC 3194

Sold Price

\$702,999

Sold Date

14-Aug-21

2

1

1

Distance

0.68km



7/21-23 Florence Street Mentone VIC 3194

Sold Price

\$682,500

Sold Date

10-Jul-21

2

1

1

Distance

1.36km



1/17A Judd Parade Cheltenham VIC 3192

Sold Price

\$695,000

Sold Date

26-Jun-21

2

1

1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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