

## 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

2/12 Argus 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,000

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

2/59 Chesterville Road Highett VIC 3190	\$801,000	06-Feb-21
3/67 Chesterville Road Highett VIC 3190	\$763,500	27-Mar-21
2/8 Glyn Court Cheltenham VIC 3192	\$754,500	17-Oct-20

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: 08 April 2021

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**2/59 Chesterville Road Highett VIC 3190**

Sold Price

<sup>RS</sup>

**\$801,000**

Sold Date

**06-Feb-21**

 3

 2

 2

Distance

**0.25km**



**3/67 Chesterville Road Highett VIC 3190**

Sold Price

<sup>RS</sup>

**\$763,500**

Sold Date

**27-Mar-21**

 2

 1

 1

Distance

**0.31km**



**2/8 Glyn Court Cheltenham VIC 3192**

Sold Price

**\$754,500**

Sold Date

**17-Oct-20**

 2

 1

 2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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