

## 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

1/12 Gillman 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2019

to

30 Apr 2020

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

1/1 Keith Street Beaumaris VIC 3193	\$665,000	05-Oct-19
5/49-51 Patty Street Mentone VIC 3194	\$635,000	25-Oct-19
4/20 Patty Street Mentone VIC 3194	\$694,000	07-Dec-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: 18 May 2020

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**1/1 Keith Street Beaumaris VIC 3193** Sold Price **\$665,000** Sold Date **05-Oct-19**

 2  1  1

Distance **0.3km**



**5/49-51 Patty Street Mentone VIC 3194** Sold Price **\$635,000** Sold Date **25-Oct-19**

 2  1  1

Distance **0.55km**



**4/20 Patty Street Mentone VIC 3194** Sold Price **\$694,000** Sold Date **07-Dec-19**

 2  1  1

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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