

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

2/24 DAVIE AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2021

to

30 Jun 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

1/28 LUXMOORE STREET CHELTENHAM VIC 3192	\$978,000	18-May-22
2/17 STUART AVENUE CHELTENHAM VIC 3192	\$941,000	21-May-22
2/21 STUART AVENUE CHELTENHAM VIC 3192	\$1,035,000	08-Jun-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: 15 July 2022



**1/28 LUXMOORE STREET
CHELTENHAM VIC 3192**

 3  1  2

Sold Price

^{RS}

\$978,000

Sold Date

18-May-22

Distance

0.26km



**2/17 STUART AVENUE
CHELTENHAM VIC 3192**

 2  1  2

Sold Price

^{RS}

\$941,000

Sold Date

21-May-22

Distance

0.33km



**2/21 STUART AVENUE
CHELTENHAM VIC 3192**

 3  2  2

Sold Price

^{RS}

\$1,035,000

^{UN}

Sold Date

08-Jun-22

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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