# 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

37A Centre Dandenong Road 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<br>between | \$630,000 | & | \$660,000 |
|--------------|---------------------|-----------|---|-----------|
| Single Price |                     | \$630,000 | & | \$660,000 |

#### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$620,000   | Prop | erty type | pe Unit |        | Suburb | Cheltenham |
|--------------|-------------|------|-----------|---------|--------|--------|------------|
| Period-from  | 01 Oct 2019 | to   | 30 Sep 2  | 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 |
|---|-----------|--------------|
| 5/10 Baringhup Street Cheltenham VIC 3192 | \$615,000 | 01-Aug-20    |
| 2/36 Wilson Street Cheltenham VIC 3192    | \$630,000 | 26-May-20    |
| 2/22 Follett Road Cheltenham VIC 3192     | \$642,000 | 13-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: 20 October 2020





Greg Brydon M 0431799938 E greg.brydon@obrienrealestate.com.au



5/10 Baringhup Street Cheltenham Sold Price VIC 3192

RS \$615,000 Sold Date 01-Aug-20

0.05km Distance

**■** 2 ₾ 1  $\triangle$  1

2/36 Wilson Street Cheltenham VIC Sold Price 3192 **二** 2 ₽ 1

\$630,000 Sold Date 26-May-20

Distance 0.54km



2/22 Follett Road Cheltenham VIC Sold Price 3192

RS \$642,000 Sold Date 13-Oct-20

Distance 0.94km

**=** 2 ₾ 1 \$1

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.