

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

1/18 Devon 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/28 Sunray Avenue Cheltenham VIC 3192	\$823,000	14-Sep-19
1/18 Wilson Street Cheltenham VIC 3192	\$833,000	12-Jun-19
1/12 Follett Road Cheltenham VIC 3192	\$728,000	29-Jun-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 November 2019

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2/28 Sunray Avenue Cheltenham VIC 3192

Sold Price

^{RS}

\$823,000

Sold Date

14-Sep-19

 3  2  2

Distance

0.59km



1/18 Wilson Street Cheltenham VIC 3192

Sold Price

\$833,000

Sold Date

12-Jun-19

 3  3  2

Distance

0.6km



1/12 Follett Road Cheltenham VIC 3192

Sold Price

\$728,000

Sold Date

29-Jun-19

 3  1  1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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