

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

7/126-128 Argus 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 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

19/374 Warrigal Road Cheltenham VIC 3192	\$625,000	10-Apr-21
17/310 Warrigal Road Cheltenham VIC 3192	\$580,000	06-Jul-21
13/138 Centre Dandenong Road Cheltenham VIC 3192	\$530,000	14-Jul-21

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: 06 October 2021

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**19/374 Warrigal Road Cheltenham
VIC 3192**

 2  1  1

Sold Price

\$625,000

Sold Date

10-Apr-21

Distance

0.34km



**17/310 Warrigal Road Cheltenham
VIC 3192**

 -  1  1

Sold Price

\$580,000

Sold Date

06-Jul-21

Distance

0.69km

Unit 13, 138 Centre Dandenong Rd, Cheltenham



**13/138 Centre Dandenong Road
Cheltenham VIC 3192**

 2  1  1

Sold Price

\$530,000

Sold Date

14-Jul-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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