

## 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

1/2B Haughton 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

\$450,000

&

\$490,000

### 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

2/3 David Court Cheltenham VIC 3192	\$407,000	02-Oct-19
3/202 Warrigal Road Cheltenham VIC 3192	\$458,000	11-Jul-19
3/233 Warrigal Road Cheltenham VIC 3192	\$470,000	09-Jul-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: 14 November 2019

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**2/3 David Court Cheltenham VIC 3192**

Sold Price

**\$407,000**

Sold Date

**02-Oct-19**

 2  1  1

Distance

**0.29km**



**3/202 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$458,000**

Sold Date

**11-Jul-19**

 2  1  1

Distance

**0.43km**



**3/233 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$470,000**

Sold Date

**09-Jul-19**

 2  1  1

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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