

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

25A Jean 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,250

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2020

to

30 Nov 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

3/7 Garfield Street Cheltenham VIC 3192	\$800,000	31-Jul-21
3/18 Garfield Street Cheltenham VIC 3192	\$850,000	15-Jul-21
3/20 Garfield Street Cheltenham VIC 3192	\$820,500	05-Aug-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: 12 December 2021



3/7 Garfield Street Cheltenham VIC 3192

Sold Price

\$800,000

Sold Date

31-Jul-21

 3  2  1

Distance

0.09km



3/18 Garfield Street Cheltenham VIC 3192

Sold Price

\$850,000

Sold Date

15-Jul-21

 2  1  1

Distance

0.19km



3/20 Garfield Street Cheltenham VIC 3192

Sold Price

\$820,500

Sold Date

05-Aug-21

 2  2  1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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