

## 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

6/117 PARK ROAD 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

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2023

to

31 Jan 2024

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

12/250 CHARMAN ROAD CHELTENHAM VIC 3192	\$445,000	11-Jan-24
101/15 MAUDE STREET CHELTENHAM VIC 3192	\$450,000	25-Dec-23
108/5 MAUDE STREET CHELTENHAM VIC 3192	\$495,000	22-Nov-23

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: 29 February 2024



**12/250 CHARMAN ROAD  
 CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$445,000** Sold Date **11-Jan-24**

Distance **0.7km**

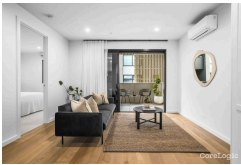


**101/15 MAUDE STREET  
 CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$450,000** Sold Date **25-Dec-23**

Distance **0.43km**



**108/5 MAUDE STREET  
 CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$495,000** Sold Date **22-Nov-23**

Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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