

## 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

116 BERNARD 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,217,000

Property type

Other

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 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

2 NEISH COURT CHELTENHAM VIC 3192	\$970,000	23-Sep-24
352 WARRIGAL ROAD CHELTENHAM VIC 3192	\$935,000	24-Jul-24
107 BEATRICE STREET CHELTENHAM VIC 3192	\$956,000	07-Sep-24

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: 22 January 2025



**2 NEISH COURT CHELTENHAM VIC 3192**

3 1 2

Sold Price

**\$970,000**

Sold Date **23-Sep-24**

Distance **0.48km**



**352 WARRIGAL ROAD CHELTENHAM VIC 3192**

3 1 1

Sold Price

**\$935,000**

Sold Date **24-Jul-24**

Distance **1.02km**



**107 BEATRICE STREET CHELTENHAM VIC 3192**

3 1 -

Sold Price

<sup>RS</sup> **\$956,000**

Sold Date **07-Sep-24**

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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