

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

7/227 CHARMAN ROAD 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2021

to

30 Apr 2022

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

3/1 JELLCOE STREET CHELTENHAM VIC 3192	\$598,000	10-Dec-21
2/49 WILSON STREET CHELTENHAM VIC 3192	\$590,000	03-Feb-22
8/8-10 ARGUS STREET CHELTENHAM VIC 3192	\$585,000	18-Dec-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: 15 May 2022



**3/1 JELLCOE STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$598,000** Sold Date **10-Dec-21**

Distance **0.93km**



**2/49 WILSON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$590,000** Sold Date **03-Feb-22**

Distance **0.98km**



**8/8-10 ARGUS STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$585,000** Sold Date **18-Dec-21**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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