

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 12/9 Barker Street, Cheltenham VIC 3192

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$425,000 & \$465,000

## Median sale price

Median price \$713,000 Property type Unit Suburb Cheltenham

Period - From 01/07/2022 to 30/09/2022 Source REIV

## Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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
11/3-5 Alvena Street, Mentone VIC 3194	\$470,000	22/07/2022
303/75 Graham Road, Highett VIC 3190	\$460,000	14/09/2022
4/2a Gillman Street, Cheltenham VIC 3192	\$425,000	05/09/2022

This Statement of Information was prepared on: 18/11/2022