

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

97 Park 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

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2019

to

31 Mar 2020

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

43 Tulip Grove Cheltenham VIC 3192	\$1,360,000	07-Dec-19
14 Erowal Street Beaumaris VIC 3193	\$1,365,000	16-Sep-19
25 Devon Street Cheltenham VIC 3192	\$1,365,000	05-Oct-19

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: 20 April 2020

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43 Tulip Grove Cheltenham VIC 3192

3 1 1

Sold Price **\$1,360,000** Sold Date **07-Dec-19**

Distance **0.45km**

ONE-ON-ONE APPOINTMENT POLICY

There is no one-on-one appointment policy. We are all the same and we are all the same. We are all the same and we are all the same. We are all the same and we are all the same.

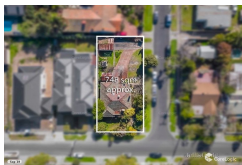


14 Erowal Street Beaumaris VIC 3193

2 1 2

Sold Price **\$1,365,000** Sold Date **16-Sep-19**

Distance **1.24km**



25 Devon Street Cheltenham VIC 3192

3 1 1

Sold Price

Sold Date **05-Oct-19**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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