

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

2/113 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2022

to

31 Dec 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

3/121 PARK ROAD CHELTENHAM VIC 3192	\$1,201,000	19-May-22
1/17 TULIP GROVE CHELTENHAM VIC 3192	\$1,325,000	13-Aug-22
2/17 TULIP GROVE CHELTENHAM VIC 3192	\$1,222,000	14-May-22

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: 27 January 2023



3/121 PARK ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,201,000** Sold Date **19-May-22**

Distance **0.07km**



1/17 TULIP GROVE CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,325,000** Sold Date **13-Aug-22**

Distance **0.21km**



2/17 TULIP GROVE CHELTENHAM VIC 3192

3 2 2

Sold Price **\$1,222,000** Sold Date **14-May-22**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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