

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 7/5-7 Radcliff Avenue, Cheltenham 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$450,000 & \$495,000

Median sale price

Median price \$722,000 Property type Unit Suburb Cheltenham

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 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 |
|----------------------------------|-----------|--------------|
| 2/2 Barker St CHELTENHAM 3192 | \$480,000 | 29/04/2023 |
| 10/34 Gillman St CHELTENHAM 3192 | \$445,000 | 04/06/2023 |
| 6/1201 Nepean Hwy HIGHETT 3190 | \$499,000 | 04/04/2023 |

This Statement of Information was prepared on: 23/08/2023