

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

3/3 STANLEY AVENUE 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/5 GILLMAN STREET CHELTENHAM VIC 3192	\$905,000	05-Nov-22
26 ABBINGTON AVENUE CHELTENHAM VIC 3192	\$972,000	12-Nov-22
14 PRIMROSE AVENUE CHELTENHAM VIC 3192	\$828,500	04-Oct-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.

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**1/5 GILLMAN STREET
CHELTENHAM VIC 3192**

3 2 1

Sold Price **\$905,000** Sold Date **05-Nov-22**

Distance **0.44km**



**26 ABBINGTON AVENUE
CHELTENHAM VIC 3192**

3 2 1

Sold Price ^{RS} **\$972,000** Sold Date **12-Nov-22**

Distance **1.44km**



**14 PRIMROSE AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price ^{RS} **\$828,500** Sold Date **04-Oct-22**

Distance **1.63km**

RS = Recent sale **UN** = Undisclosed Sale

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