

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

6 Robross Street 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$948,000

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|--|-----------|-----------|
| 15 Jennifer Street Cheltenham VIC 3192 | \$815,000 | 06-Apr-19 |
| 13 Jennifer Street Cheltenham VIC 3192 | \$875,000 | 05-May-19 |
| 2 Shadwell Street Cheltenham VIC 3192 | \$900,000 | 17-Apr-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: 16 September 2019

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15 Jennifer Street Cheltenham VIC 3192

Sold Price

\$815,000

Sold Date

06-Apr-19

 3

 1

 5

Distance

0.23km



13 Jennifer Street Cheltenham VIC 3192

Sold Price

\$875,000

Sold Date

05-May-19

 3

 2

 2

Distance

0.25km



2 Shadwell Street Cheltenham VIC 3192

Sold Price

\$900,000

Sold Date

17-Apr-19

 3

 2

 2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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