

# 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

4/17a Judd Parade, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$627,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Cheltenham

Period - From 01/04/2020 to 31/03/2021 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
1	13/17a Judd Pde CHELTENHAM 3192	\$630,000	13/03/2021
2	19/374 Warrigal Rd CHELTENHAM 3192	\$625,000	10/04/2021
3	9/94-96 Cavanagh St CHELTENHAM 3192	\$625,000	26/02/2021

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 six months.~~

This Statement of Information was prepared on:

30/04/2021 09:33



2 1 1

**Rooms:** 4

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$570,000 - \$627,000

**Median Unit Price**

Year ending March 2021: \$710,000

## Comparable Properties



**13/17a Judd Pde CHELTENHAM 3192 (REI)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** Unit



**19/374 Warrigal Rd CHELTENHAM 3192 (REI)**

Agent Comments

2 1 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Villa



**9/94-96 Cavanagh St CHELTENHAM 3192 (REI)**

Agent Comments

2 1 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 26/02/2021

**Property Type:** Unit