

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 KIMPTON 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Cheltenham

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---------------------------------------|-------------|-----------|
| 4 SHIRLIAN STREET CHELTENHAM VIC 3192 | \$1,165,000 | 14-Sep-24 |
| 52 LORNA STREET CHELTENHAM VIC 3192 | \$1,080,000 | 15-Jan-25 |
| 4 CORAL COURT CHELTENHAM VIC 3192 | \$1,195,000 | 12-Oct-24 |

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: 03 March 2025

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**4 SHIRLIAN STREET CHELTENHAM
VIC 3192**3  2  2 

Sold Price

\$1,165,000

Sold Date

14-Sep-24

Distance

0.33km**52 LORNA STREET CHELTENHAM
VIC 3192**3  1  1 

Sold Price

^{RS} **\$1,080,000**

Sold Date

15-Jan-25

Distance

0.55km**4 CORAL COURT CHELTENHAM
VIC 3192**3  1  2 

Sold Price

\$1,195,000

Sold Date

12-Oct-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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