

## 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

30 NANCY STREET CHELTENHAM VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,226,000

Property type

House

Suburb

Cheltenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 2 MAPLE COURT CHELTENHAM VIC 3192   | \$980,000   | 16-Jun-24 |
| 4 CORAL COURT CHELTENHAM VIC 3192   | \$1,195,000 | 12-Oct-24 |
| 2 BARCLAY DRIVE CHELTENHAM VIC 3192 | \$1,155,000 | 09-Aug-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: 14 November 2024



## 2 MAPLE COURT CHELTENHAM VIC 3192

3 1 -

Sold Price

**\$980,000**

Sold Date

**16-Jun-24**

Distance

**0.13km**



## 4 CORAL COURT CHELTENHAM VIC 3192

3 1 2

Sold Price

**\$1,195,000**

Sold Date

**12-Oct-24**

Distance

**0.16km**



## 2 BARCLAY DRIVE CHELTENHAM VIC 3192

3 1 2

Sold Price

**\$1,155,000**

Sold Date

**09-Aug-24**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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