

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/6 May 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

\$360,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

\*House

\*Unit

X

Suburb

Cheltenham

Period-from

01 Apr 2018

to

31 Mar 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 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/30 Garfield Street Cheltenham VIC 3192 | \$450,000 | 28-Feb-19 |
| 520/8 Railway Road Cheltenham VIC 3192   | \$410,000 | 16-Nov-18 |
|                                          |           |           |

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.

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**2/30 Garfield Street Cheltenham  
VIC 3192**

 1  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **28-Feb-19**

Distance **0.07km**



**520/8 Railway Road Cheltenham  
VIC 3192**

 1  1  1

Sold Price **\$410,000** Sold Date **16-Nov-18**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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