

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 CRONIN COURT 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,217,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 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 BARCLAY DRIVE CHELTENHAM VIC 3192	\$1,155,000	09-Aug-24
103 BEATRICE STREET CHELTENHAM VIC 3192	\$1,225,000	07-Dec-24
42 BENKEL AVENUE CHELTENHAM VIC 3192	\$1,230,000	06-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: 16 January 2025

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**2 BARCLAY DRIVE CHELTENHAM
VIC 3192**3  1  2 

Sold Price

\$1,155,000Sold Date **09-Aug-24**

Distance

0.56km**103 BEATRICE STREET
CHELTENHAM VIC 3192**4  3  3 

Sold Price

^{RS} **\$1,225,000**Sold Date **07-Dec-24**

Distance

0.76km**42 BENKEL AVENUE CHELTENHAM
VIC 3192**4  2  3 

Sold Price

\$1,230,000Sold Date **06-Aug-24**

Distance

0.52km**RS** = Recent sale**UN** = Undisclosed Sale

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