

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

9 PRIMROSE AVENUE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2023

to

30 Nov 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

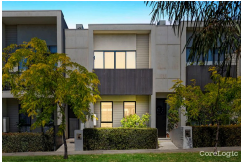
Date of sale

| | | |
|--|--------|-----------|
| 24 MULBERRY AVENUE CHELTENHAM VIC 3192 | 880000 | 05-Dec-24 |
| 44 CENTRAL PARK WALK CHELTENHAM VIC 3192 | 765000 | 28-Nov-24 |
| 16 PRIMROSE AVENUE CHELTENHAM VIC 3192 | 860000 | 03-May-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: 20 December 2024



**24 MULBERRY AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price ^{RS} **880000** Sold Date **05-Dec-24**

Distance **0.09km**



**44 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

3 2 1

Sold Price ^{RS} **765000** Sold Date **28-Nov-24**

Distance **0.08km**



**16 PRIMROSE AVENUE
CHELTENHAM VIC 3192**

3 2 1

Sold Price **860000** Sold Date **03-May-24**

Distance **0.04km**

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

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