

## 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

2/11-15 Axelton Street Cheltenham VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2020

to

30 Apr 2021

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

7/49 Wilson Street Cheltenham VIC 3192	\$500,000	24-Apr-21
5/134 Centre Dandenong Road Cheltenham VIC 3192	\$450,000	25-Dec-20
5/11 Argus Street Cheltenham VIC 3192	\$485,000	27-Mar-21

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: 07 May 2021

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**7/49 Wilson Street Cheltenham VIC 3192** Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **24-Apr-21**

 2  1  1

Distance **0.77km**



**5/134 Centre Dandenong Road Cheltenham VIC 3192** Sold Price

Sold Price

**\$450,000**

Sold Date **25-Dec-20**

 2  1  1

Distance **0.87km**



**5/11 Argus Street Cheltenham VIC 3192** Sold Price

Sold Price

<sup>RS</sup> **\$485,000** <sup>UN</sup>

Sold Date **27-Mar-21**

 2  1  1

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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