

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

20 Silver 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 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

16 Reuben Street Cheltenham VIC 3192	\$1,720,000	26-Mar-21
27 Evesham Road Cheltenham VIC 3192	\$1,900,000	31-Aug-21
29 Kelmar Street Cheltenham VIC 3192	\$1,815,000	27-Feb-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.~~

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Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



16 Reuben Street Cheltenham VIC 3192

Sold Price

\$1,720,000

Sold Date

26-Mar-21

 4  3  2

Distance

0.47km



27 Evesham Road Cheltenham VIC 3192

Sold Price

^{RS} **\$1,900,000**

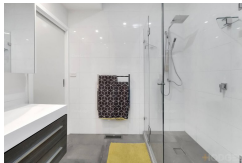
Sold Date

31-Aug-21

 4  3  2

Distance

0.53km



29 Kelmar Street Cheltenham VIC 3192

Sold Price

\$1,815,000

Sold Date

27-Feb-21

 4  2  4

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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